

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
OLLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, ----Roy Bryant and Ruth S. Bryant----

(hereinafter referred to as Mortgagor) is well and truly indebted unto --Rudolf Anderson-----

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of --One Thousand, Four Hundred, Eighty-eight and No/100-----

-----Dollars (\$1,488.00---) due and payable as follows: Interest at the rate of Six (6%) percent per annum, payable semi-annually, beginning six months from date, beginning September 1, 1974, principal payments of \$50.00 per month plus interest at the rate of Six (6%) percent per annum payable monthly, mortgagors reserving the right of anticipating the balance due or any part thereof at any time without penalty with interest thereon from date of the date of ~~the date of~~ ~~the date of~~

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and according to plat made by C. O. Riddle, Engineer, December 22, 1971, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Dividing Water Road at the joint corner of property of A. M. and Lucille Moseley and running thence with said line, crossing iron pin at 33 feet S. 5-18 W. 868.3 feet to an iron pin; thence S. 84-42 E. 259.4 feet to an iron pin; thence N. 5-18 E. 865.8 feet, crossing iron pin 33 feet from center of road, to the center of Dividing Water Road; thence with the center of said road N. 85-15 W. 259.4 feet to the point of beginning and according to said plat, containing 4.96 acres, excluding acreage in road or a total of 5.16 acres.

THIS IS A PURCHASE MONEY MORTGAGE

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.