

GRiffin & Howard, Attorneys
GREENVILLE, SOUTH CAROLINA
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 1235 PAGE 409

MAY 31 4 27 PM '72
OLIE FARNSWORTH
R. H. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Ezella Aiken Gamble

(hereinafter referred to as Mortgagor) is well and truly indebted unto D. L. Howard

(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

Thirty Three Hundred ----- Dollars (\$ 3300.00) due and payable

in 48 monthly installments of \$80.59 (including interests) beginning on the 1st day of July, 1972, and on the same day of each consecutive month thereafter until paid in full

with interest thereon from date at the rate of 8% per centum per annum, to be paid with the monthly installments

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, in the City of Greenville, being shown as Lot No. 28 on plat of the property of Mrs. H. D. Wilkins, recorded in Plat Book F at page 209, and according to said plat having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Ladson Street, at the joint front corner of Lots Nos. 27 and 28, and running thence with the line of Lot No. 27, S. 72 W., 126 feet to an iron pin on the Eastern side of Hill Street; thence with Hill Street, S. 2-44 E., 65.3 feet; thence N. 72-E., 136.5 feet to an iron pin on Ladson Street; thence with Ladson Street, N. 11-57 W., 63.36 feet to the point of beginning, and being identically the same conveyed to grantor by deed recorded in Deed Book 938, at page 633.

Together with all and singular rights, members, herditaments, 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.