

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1237 PAGE 199

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Betty C. Nutt

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Finance Co.

(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 Seventy five hundred and no/100---- Dollars (\$ 7500.00) due and payable

in 60 consecutive monthly installments of \$125.00 each beginning March 25, 1972 and on the 25th day of each month thereafter until the entire amount is paid in full

with interest thereon from date at the rate of eight per centum per annum, to be paid: Semi-annually

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: FOREVER:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, in a subdivision known as San Souci, and being known and designated as Lot No. 96 of the Property of Mountain View Land Company, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "A" at Page 396, and having, the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of Chandler Street at the joint corner of Lots Nos. 96 and 97, which point is 350 feet north from the northeast corner of the intersection of Martin Street and Chandler Street, and running thence along the joint line of Lots Nos. 96 and 97, S. $89\frac{1}{2}$ E. 148 feet to an iron pin on a 10 foot alley; thence along the line of said alley, N. $11\frac{1}{2}$ W. 50 feet to an iron pin, joint rear corner of Lots Nos. 96 and 95; thence along the joint line of said lots, N. $89\frac{1}{2}$ W. 148 feet to the joint corner of said lots on Chandler Street; ~~thence along~~ which point is 155 feet south of the intersection of Greene Street; thence along the east side of Chandler Street, S. $11\frac{1}{2}$ E. 50 feet to the BEGINNING Corner.

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.