

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1243 PAGE 271

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:
ELIZABETH RIDGE
R.M.C.

WHEREAS,

Tom F. Case

(hereinafter referred to as Mortgagor) is well and truly indebted unto Agnes C. New, Marjorie C. Smith, Jean C. Huff, William F. Coleman and Broadus S. Coleman

(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, Seven Hundred and 00/100 ----- Dollars (\$1,700.00) due and payable

in monthly installments of \$76.89, beginning thirty (30) days from date and continuing on the like date of each month thereafter until paid in full, with payment first to interest and balance to principal,
with interest thereon from date at the rate of Eight per centum per annum, to be paid: monthly.

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, known and designated as Lots 1, 2, 11 and 12, on a Plat of Subdivision for S. L. Coleman Estate, dated September, 1960, prepared by J. D. Calmes, recorded in the R.M.C. Office for Greenville County in Plat Book RRR, Page 177, LESS, HOWEVER, a strip of land adjacent to Brashier Drive, which is 8.5 ft., more or less, along Lot No. 2 for a distance of 243.4 ft. and a strip 10 ft. wide adjacent to Brashier Drive, 235 ft., more or less, from the front portions of lots 11 and 12, which strips of land were deeded to Greenville County for road purposes in Deed Book 838, Page 373. For a more particular description, reference is made to the above referred to plat, the deed to the County referred to above and the deed to mortgagor from Agnes C. New, Marjorie C. Smith, Jean C. Huff, William F. Coleman and Broadus S. Coleman, to be recorded of even date herewith.

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.