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GREENVILLE CO. S. C.

BOOK 1243 PAGE 401

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

AUG 2 9 55 AM '72  
ELIZABETH RIDDLE  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, VERDEE Y. JAMES AND MARSHALL C. YOUNG

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. E. SURRATT

(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 -----

NINE HUNDRED SIXTY AND NO/100 ----- Dollars (\$ 960.00 ) due and payable

\$40.00 per month commencing on the 31st day of August 1972, and \$40.00 per month on the 31st day of each month thereafter

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

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 being known as 505 Anderson Street and shown on the tax maps of Greenville County on Sheet 86, Block 3, Lot 3, and being Lot No. 3 of two lots conveyed to Kathleen Alexander by Perry Beattie recorded in the R.M.C. Office for Greenville County in Deed Book SSS, page 283.

BEGINNING at a point on Anderson Street; joint corner of Neely and Arnold property; thence eastward along joint line of Maggie L. Neely and Bennett Arnold property 115 feet to a point on the joint line of Willis property; thence southward 50 feet to a point; thence westward along Arnett Moore and Bennett Arnold line 112.5 feet to a point on Anderson Street; thence northward along Anderson Street 50.5 feet to the point of beginning.

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.