

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAFFIN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

ELIZABETH K. TODD, WHOM THESE PRESENTS MAY CONCERN;
R.H.C.

WHEREAS, I, Maxwell Odell Center, Sr., and

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mildred S. Center, as custodian for Gwendolyn D. Center

(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 Six Thousand and No/100-----

----- Dollars (\$ 6,000.00) due and payable

with interest thereon from date at the rate of five 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:

An undivided one-half (1/2) interest in and to the following:

ALL that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, near the Town of Taylors, and having the following metes and bounds, to-wit:

BEGINNING at a stake at the corner of Lot No. 65 and running thence N. 19 W. 150 feet to a stake; thence N. 71-45 E. 25 feet to a stake; thence S. 18 E. 150 feet to a stake on the National Highway; thence along said Highway, S. 71-45 W. to the beginning corner, and being the western half of Lot 66 as shown by plat of the Alfred Taylor property, surveyed by W. A. Adams, Surveyor, January, 1913, and containing 3,750 square feet of land, more or less, and being the same property conveyed to the grantor in Deed Book 808 at page 351.

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.