

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1244 PAGE 31

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Frances Allen

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gladys S. Givens (Fountain Inn, S. C.)

(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 and no/100

Dollars (\$ 100.00) due and payable

\$60.00 per month, beginning on the 3rd day of August, 1972, and payable in like amount on the 3rd of each and every month until paid in full, including interest. Payments shall first be credited to interest, and the balance, if any shall be applied to the principal.

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

"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, Grove Township.

And according to a plat prepared by Jones Engineering Co. on June 28, 1969, and the plate is entitled "Property of Frances Allen".

--Beginning at a point in the center of an unnamed road, which point is South 30 degrees 5 minutes east from intersection of this unnamed road with Georgia Road. From the beginning corner South 30 degrees 05 minutes east, 30 feet to a point, still in the center of the unnamed road, thence South 42 degrees 14 minutes West, 150 feet to a point on line with Bowling; Thence along joining line of Bowling, South 30 Degrees 05 minutes east 150 feet to a point on line of Willie Henderson (This point will measure South 42 degrees 14 minutes west 150 feet from center of unnamed road), thence on line of Willie Henderson, South 42 degrees 14 minutes West 352.3 feet to a point on line of Willie Henderson; thence with line of Willie Henderson South 79 degrees 30 minutes west 100 feet to a point on corner of lands of Willie Henderson and Cardell Henderson; thence with line of Cardell Henderson North 31 degrees 03 minutes West, 218.8 feet to a point; then continuing along line of Cardell Henderson North 67 degrees 51 minutes east 270 feet to a point; then continuing along line of Henderson North 35 degrees 53 minutes east 150.4 feet to a point; thence North 42 degrees 14 minutes east 150 feet to the point of beginning. This tract contains 2 acres more or less:

Bounded by Lands of Bowling; Willie Henderson; Cardell Henderson; and others, and by the unnamed road.

*360 feet from intersection of unnamed road with Georgia Road.

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.