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FILED

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

AUG 16 10 15 AM MORTGAGE OF REAL ESTATE

ELIZABETH PRADY FROM THESE PRESENTS MAY CONCERN;
R.M.C.

WHEREAS, NELSON CRAWFORD POE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK
OF CHARLESTON (GREENVILLE, S. C. BRANCH)

(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 Forty Thousand and No/100-----

Dollars (\$40,000.00) due and payable

one year from date,

with interest thereon from date at the rate of 7 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 piece, parcel or lot of land together with all buildings and improvements thereon, situate, lying and being on the Eastern side of West Avondale Drive in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 19 on a Plat of Block G NORTHGATE made by C. M. Furman, Jr., Engineer, dated June, 1926, recorded in the RMC Office for Greenville County, S. C., in Plat Book G, pages 135 and 136, and having according to a survey thereof made by C. M. Furman, Jr., Engineer, dated September 10, 1931, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of West Avondale Drive at the joint front corners of Lots Nos. 18 and 19, and running thence along the Eastern side of West Avondale Drive, S. 21-08 W., 100 feet to an iron pin at the joint front corners of Lots Nos. 19 and 20; thence along the common line of said lots, S. 74-27 E., 229.9 feet to an iron pin on an alley; thence along the Western side of a 12-foot alley, N. 15-20 E., 100 feet to an iron pin; thence along the line of Lot No. 18, N. 74-40 W., 218 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to the Mortgagor herein by deeds recorded in the RMC Office for said County and State in Deed Book 591, page 444, Deed Book 591, page 415, and as one of the heirs of law of Florence T. Poe as will appear by reference to the records of the Probate Court for said County and State contained in Apartment 587, File 14.

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.