

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA } 3 50 PM '72 MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } ELIZABETH RIDDLE

R.M.C. Co All Whom These Presents May Concern:

Whereas: Robert L. Perry, 3rd

(hereinafter referred to as Mortgagor) is well and truly indebted unto Louise T. Northrup

(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

TWENTY THOUSAND AND NO/100-----Dollars (\$ 20,000.00 .) due and payable

semi-annually in installments of One Thousand Dollars (\$1,000.00) each, together with eight (8) per cent interest on the unpaid balance payable semi-annually until the entire principal and interest is paid in full, the first of said payments to become due and payable six (6) months from date and a like payment each six (6) months thereafter.

with interest thereon from date at the rate of eight (8) per centum per annum to be paid: semi-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, in the City of Greenville, being shown as a part of Lot 16 on a plat of Augusta Circle recorded in the R.M.C. Office for Greenville County in Plat Book F, at pages 22 and 23, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Augusta Drive, West, at point front corners of Lots 15 and 16, said pin being 400 feet in a southeasterly direction from the point where the northeast side of Augusta Drive, West, intersects with the southeast side of West Faris Road, and running thence with the line of Lot 15, N. 20-16 E. 112 feet to an iron pin; thence S. 53-40 E. 35 feet to an iron pin; thence S. 22-30 E. 104.6 feet to an iron pin on the North edge of Augusta Drive, West; thence along the curve of Augusta Drive, West, (the chord of which is S. 78-16 W. 52 feet) to an iron pin; thence continuing along the curve of Augusta Drive, West, (the chord of which is N. 70-26 W. 60.4 feet) to an iron pin, the beginning corner, the same being property conveyed to Grantor herein by deeds recorded in Deed Book 882, pages 872-873.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.