

MORTGAGE OF REAL ESTATE

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110 Main St., Greenville, S.C.

FILED
GREENVILLE CO. S. C.

BOOK 1248 PAGE 643

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 12 4 46 PM '72

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, Lloyd W. Evans and Toni G. Evans,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Tate Furniture Company, a South Carolina Corporation,

(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 Five Hundred and No/100-----

Dollars (\$ 4,500.00) due and payable

in equal monthly installments of One Hundred and No/100 (\$100.00) dollars, commencing 1 December, 1972, applied first to interest, then principal, and continuing on the first day of each month thereafter until paid in full, or payable on the sale or transfer of the following described property, whichever occurs first.

with interest thereon from date at the rate of seven (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 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 Town of Mauldin, and known and designated as Lot No. 57 of a subdivision known as Bishop Heights, plat of which is recorded in the RMC Office for Greenville County in Plat Book BBB at Page 171, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern edge of Leake Street, joint front corner of Lot Nos. 57 and 48, and running thence with the edge of said street S. 25-42 W. 172.54 feet to an iron pin; thence with the curve of the intersection of Leake Street and Bishop Drive S. 14-46 E. 45.6 feet to an iron pin at the northern side of Bishop Drive; thence along Bishop Drive S. 55-13 E. 96.6 feet to an iron pin at the joint front corner of Lots Nos. 56 and 57; thence with the line of Lot 56 N. 29-44 E. 200.7 feet to an iron pin; thence N. 55-13 W. 141 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 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 11 PAGE 139

SATISFIED AND CANCELLED OF RECORD

SEP 30 1972
Elizabeth Riddle

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 12:16 O'CLOCK P. M. NO. 11248