

DEED OF REAL ESTATE

THIS DEED OF REAL ESTATE PRESENTS MAY CONCERN:

ELIZABETH RUDIGER

WIFE OF CHRISTOPHER LEANS

(hereinafter referred to as Mortgagor) is well and truly indebted unto LEWIS C. BLACK and THELMA R. TRAMMELL

(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 THREE THOUSAND THREE HUNDRED FIFTY AND NO/100---- Dollars (\$ 3,350.00) due and payable

at \$37.00 per month with payments first to interest and balance to principal and with the right to anticipate payments in full or in part at any time without penalty

with interest thereon from date at the rate of 7 per centum per annum, to be paid: monthly

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, and having the following metes and bounds, to wit:

BEGINNING at a point on the East side of Casey Street 80 feet South of the southeastern corner of Casey Street and Jenkins Alley; running thence in a southwesterly direction along Casey Street 38.6 feet, more or less, to line of property now or formerly of L. C. Ackemon; thence with Ackemon line in an easterly direction 70 feet, more or less, to line of property now or formerly owned by Whittaker or Lawton; thence in a northerly direction 38.6 feet, more or less, to corner of lot now or formerly owned by Slater Shaw; thence along Shaw's line in a westerly direction 70 feet, more or less, to the beginning point on Casey Street.

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.