

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. MORTGAGE OF REAL ESTATE

OCT 2 4 45 PM '72

IN WITNESS WHEREOF THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE

WHEREAS, EDITH M. GEER R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto GARLAND J. AVERA

(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 TEN THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$ 10,500.00) due and payable

Eighty-Four and 59/100 Dollars (\$84.59) on the first day of November, 1972, and Eighty-Four and 59/100 Dollars (\$84.59) on the first day of each month thereafter until paid in full and one-half (7-1/2%)

with interest thereon from date at the rate of seven /per centum per annum, to be paid: monthly. Payment to be applied first to interest, balance to principal.

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, on the northern side of Gallivan Street; in the City of Greenville, Said lot has the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Gallivan Street, which iron pin is 151 feet west from McDonald Avenue; and running thence with the northern side of Gallivan Street N. 65-32 W. 60 feet to an iron pin; running thence with the line of Lot No. 71 of a subdivision known as North Park, N. 15-28 E. 201.3 feet to an iron pin; running thence S. 71-43 E. 50 feet to an iron pin; running thence S. 12-15 W. 24.1 feet to an iron pin; running thence S. 73-74 E. 21.5 feet to an iron pin; running thence S. 19-17 W. 181.3 feet to an iron pin, point of Beginning.

A late charge of five per cent (5%) of the monthly payment will be charged on all payments not made before the tenth day of each month.

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 whatsoever lawfully claiming the same or any part thereof.