

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1252 PAGE 135

MORTGAGE OF REAL ESTATE

OCT 4 2 45 PM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, THOMAS A. MOSLEY, SR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM WALTER ROBINSON,

(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

SEVEN THOUSAND FIVE-HUNDRED and 00/ONE-HUNDRED Dollars (\$ 7,500.00) due and payable

in full on September 25, 1973, without any interest and with the privilege of acceleration.

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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 ~~XX~~ and City of Greenville, on the Laurens Road, in what is known as Hampton Annex and being known as Lot #2, on plat made by C.M. Furman, Engineer, which plat is recorded in the R.M.C. Office for said County, and having the following metes and bounds to wit:

BEGINNING at the southwest corner of Lot #3, at a point adjoining Lot #1, and running thence in a northerly direction 156.1 feet; along the line of Lot #1, to a 10 foot alley; thence along the said 10 foot alley, 50 feet; thence in a southerly direction along the line of Lot#3, 151.3 feet, to a corner adjoining Lot #3; thence along the line of Laurens Road 50.1 feet, to the point of beginning; less, however, that portion of the front of the Lot, 12.5 feet in depth, previously deeded to the State Highway Department, to be used for road purposes.

THIS is the property conveyed to the mortgagee by deed of J. L. Pace, dated May 1, 1945, and recorded in Deed Book 275. at page 284.

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.