

MORTGAGE OF REAL ESTATE—Office of FILED, Attorneys at Law, Greenville, S. C.

GREENVILLE, S. C.

BOOK 1253 PAGE 387

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OCT 16 3 54 PM '72

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ---Clarence Green---

(hereinafter referred to as Mortgagor) is well and truly indebted unto ---Alice Patterson Pepper---

(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 --One Thousand, Nine Hundred and No/100--

-----Dollars (\$ 1,900.00) due and payable

at the rate of \$37.64 per month, beginning thirty days from date and a like amount each successive month thereafter until paid in full, payments to apply first to interest and balance to principal. Privilege is reserved in borrower to anticipate and pay off the balance due on within note at any time prior to maturity without penalty.

with interest thereon ~~at the rate of Seven~~ after maturity at the rate of Seven 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, being known and designated as the property of Frances H. Ball, according to a plat made by J. C. Hill in September 1958, containing 1.94 acres and being more fully described in deed from Henry Miller to mortgagee, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 640, Page 406.

ALSO: All that piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, and containing 1.29 acres as shown on plat of property of Frances H. Ball prepared by J. C. Hill dated September 27, 1958 and being more fully described in deed from Frances H. Ball to mortgagee, recorded in the said R.M.C. Office in Deed Book 640, Page 414.

THIS IS A PURCHASE MONEY MORTGAGE!

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.