

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, Edna D. Morrah

hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & Trust Company

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, to the sum of Twelve Thousand and No/100 - - - - - Dollars (\$ 12,000.00 - ) due and payable \$100.00 on the 15th day of each and every succeeding month commencing December 15, 1972, with the entire unpaid principal and interest due and owing November 15, 1976; payments applied first to interest, balance to principal

with interest thereon from date at the rate of 7-3/4 per centum per annum, ~~and~~ and/or two points above the prime rate of interest as determined quarterly (not to exceed a maximum of Eight (8%) per cent) with which 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, City of Greenville, being known and designated as all of Lot No. 153 on Plat No. 3 of the Overbrook Land Company's and Woodside Investment Company's property, which plat was prepared by R. E. Dalton, Engineer, in January, 1924, and is recorded in the RMC Office for Greenville County, South Carolina in Plat Book "F" at Page 218, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the point of intersection of the Northern line of the street car right-of-way (now abandoned) and the East side of Overbrook Road, and running thence along the Eastern side of Overbrook Road, N. 37-09 E. 110 feet to an iron pin at the corner of Lot No. 154; thence S; 66-48 E. 175.5 feet to an iron pin on the Western side of Jedwood Drive; thence along the Western side of Jedwood Drive, S. 28-45 E. 30 feet to an iron pin at the intersection of said Street with the Northern line of said street car right-of-way; thence N. 88-10 W. 211.4 feet to the beginning corner.

ALSO: All right, title and interest of the said Mortgagors in and to that certain abandoned right-of-way of the Southern Public Utilities Company (now Duke Power Company), adjoining the above lot on the Southern side thereof and formerly used for street car purposes.

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.