

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.

BOOK 1258 PAGE 251

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Nov 22 3 45 PM '72
ELIZABETH RIDDLE
RMG

WHEREAS, we, Charles W. Scott and Evelyn A. Scott

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. M. Gilstrap

(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

EIGHT THOUSAND AND NO/100 ----- Dollars (\$ 8,000.00) due and payable

\$88.82 per month, commencing one month from date and continuing at the rate of \$88.82 per month until paid in full with each payment applied first to interest and balance to principal,

with interest thereon from date at the rate of 6% 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 signing 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 LOT No. 17 Addition to Section II, Westcliff Subdivision as shown on a plat thereof prepared by Piedmont Engineering Service and Architects dated April 3, 1970 and recorded in the RMCO office for Greenville County in Plat Book 4-F, at page 32 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on Saluda Lake Road at the joint front corner of Lots 17 and 18 and running thence along the joint line of said lots, North 66-21 West 193.3 feet to an iron pin; running thence South 66-43 West 267 feet to an iron pin; running thence South 68-42 East 397.5 feet to an iron pin on Saluda Lake Road; running thence along Saluda Lake Road, North 17-10 East 30.2 feet to an iron pin; thence continuing with Saluda Lake Road, North 16-39 East 149.8 feet to the beginning corner.

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.