

RECORDED WITH FILED  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

BOOK 1262 PAGE 619

JAN 5 3 14 PM '79

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. Frank Childress, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elsie Lee Gibson

(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

Six Thousand Nine Hundred and No/100 ----- Dollars (\$ 6,900.00 ) due and payable

in equal monthly installments of \$104.14 each; first payment being due February 1, 1973 and a like payment due the first day of each month thereafter until paid in full

with interest thereon from date 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, City of Greenville, being known and designated as the greater portion of Lot Number T-21 as shown on plat of property of C.H. Talley, recorded in Plat Book H at Page 116 in the RMC Office for Greenville County and being more particularly described according to a recent survey prepared by Piedmont Engineering Service, dated February 17, 1950, as follows:

BEGINNING at an iron pin on the Northwestern intersection of Russell Avenue and Laurel Street and running thence along Laurel Street, N 19-21 E 150 feet to an iron pin; thence N 67-53 W 50 feet to an iron pin in line of lot now or formerly owned by Milton Trayham Monroe; thence along line of said lot, S 19-30 W 151.4 feet to an iron pin in the northern side of Russell Avenue; thence with said Avenue, S 70-30 E 50 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of the Mortgagee to be recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.