

REGULATION NO. 22
COMPLIANT WITH

MORTGAGE OF REAL ESTATE—Prepared by WILLIAMS & HENRY, Attorneys at Law, Greenville, S. C.

BOOK 1263 PAGE 331

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JAN 12 5 03 PM '73

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Eva Lou Hines—

(hereinafter referred to as Mortgagor) is well and truly indebted unto Margaret Mann Cromer

(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 Eighteen Thousand and No/100 (\$18,000.00)

Dollars (\$ 18,000.00)

with interest thereon from date at the rate of 7 8 per centum per annum, to be paid: according to the terms of that certain Note of even date herewith,

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 and being known and designated as a portion of Lot 19, Section G of Stone Land Company, the Plat of said property being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book A, at Pages 337-345, and having the following courses and distances to-wit:

BEGINNING at an iron pin on the South side of East Earle Street at joint corner of Lots 17 & 19, Section G, said pin also being 480 feet from the Southeast corner of the intersection of East Earle Street and Bennett Street, and running thence with the line of Lot 17, S. 18-13 W. 150 feet to an iron pin; thence S. 71-20 E. 60 feet to an iron pin; thence, N. 18-13 E. 150 feet to an iron pin on the South side of East Earle Street; thence along the South side of East Earle Street, N. 71-20 W. 60 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 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.