

3:20 P.M.

BOOK 1288 PAGE 289

MORTGAGE OF REAL ESTATE - Thomas C. Brissey, Attorney at Law, 110 Manly St., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS,

I, Nelson Crawford Poe, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pearl M. Ridgeway

(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 Nineteen Thousand Five Hundred and NO/100-----
----- Dollars (\$ 19,500.00) due and payable

at the rate of \$150.00 per month beginning March 20, 1973, balance due and payable five (5) years from date

with interest thereon from date at the rate of 5-1/2 per centum per annum, to be paid: quarterly out of monthly payments

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 on the eastern side of Waccamaw Avenue in the City of Greenville and described as follows:

Beginning at an iron pin on the easterly side of Waccamaw Avenue, 90 feet from a 20 foot alley and running thence S.69-52 E. 267 feet to an iron pin; thence N.37-48 W. 137 feet to an iron pin; thence N.69-52 W. 166 feet to an iron pin on the easterly side of Waccamaw Avenue, 20 feet from a 20 foot alley; thence along the easterly side of Waccamaw Avenue S.11-58 W. 70 feet to the beginning corner.

Beginning at an iron pin at the southeast corner of the intersection of Waccamaw Avenue and a 20 foot alley running thence along the southern edge of the said 20 foot alley S.69-52 E. 166 feet to an iron pin; thence continuing along said alley S.37-48 E. 79 feet to an iron pin in the rear line of Lot No. 13, as shown on plat of Sunrise Circle recorded in the RMC Office for Greenville County, S. C., in Plat Book JJ at Page 103; thence along the rear line of Lot No. 13 S.11-58 W. 20 feet, more or less, to an iron pin at the corner of property of Wade H. Ridgeway; thence along line of property of Wade H. Ridgeway N.37-48 W., along line of property of Ridgeway 90 feet, more or less, to an iron pin; thence continuing along line of property of Ridgeway N.69-52 W. 166 feet, more or less, to an iron pin on the eastern side of Waccamaw Avenue; thence along the eastern side of Waccamaw Avenue N.11-58 E., 20 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 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee 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.