

21 4 52 PM MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.
DANNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, Sallie N. Perry

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elizabeth G. Gower

(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 Four Thousand, Nine Hundred and Fifty and No/100-----
----- Dollars (\$ 4,950.00) due and payable

six (6) months from date ~~or on sale of the Perry residence on Augusta Drive, whichever occurs later~~, with any cash payments to the Perrys on the sale of the residence to be applied to reduction of the balance of this indebtedness.

with interest thereon from date at the rate of five per centum per annum, to be paid: annually

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, being known and designated as Lot No. 56, on plat of property of Augusta Circle, recorded in Plat Book F at page 23, and being more particularly described as follows:

Beginning at an iron pin on the south side of Augusta Place (formerly Augusta Drive) joint front corner of Lots 55 and 56 and running thence with line of Lot 55 S. 21-35 W. 184.7 feet to iron pin; thence with the lines of Lots 58 and 56 N. 71-35 W. 80 feet to iron pin, joint rear corner of Lots 56 and 57; thence with the line of Lot 57 N. 21-35 E. 163.9 feet to iron pin on the south side of West Augusta Place; thence with said West Augusta Place S. 86-0 E. 84 feet to the beginning corner.

This mortgage is subordinate to the mortgage of First Federal Savings & Loan Association in the amount of \$15,000.00, dated this same date, and to a subsequently recorded mortgage in an amount of up to \$12,000.00 for home improvements to be conducted on this property.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 17, PAGE 326

SATISFIED AND CANCELLED OF RECORD
2 DAY OF July 1973
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:54 O'CLOCK P. M. NO. 177

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 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.