

MORTGAGE OF REAL ESTATE—Office of WILKINS & WILKINS, Attorneys at Law, Greenville, S. C. GREENVILLE CO. S. C.

BOOK 1273 PAGE 393

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

RECORDED IN  
COMPLIANCE WITH  
THE ACT OF  
MAY 17, 1901

MAY 23 12 56 PM '73  
DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, Ellison H. Threatt, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. W. Wilkins

(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 and no/100-----Dollars (\$ 4,000.00 ) due and payable

60 days from date

with interest thereon from date at the rate of 8% per centum per annum, to be paid: at maturity

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 south side of Palmetto Avenue being known and designated as lot #5 Block "P" on plat of Riverside sub-division replatted and recorded in plat book "K" pages 281-284 of the RMC Office for Greenville County, South Carolina and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the south side of Palmetto Avenue the joint front corner of lots #4 & 5 thence with the joint line of said lots S. 10-15 W. 125 feet to an iron pin on the north side of a 15 feet alley; thence with the north side of said alley S. 79-45 E. 50 feet to an iron pin corner of lot #6; thence with the line of said lot N. 10-15 E. 125 feet to an iron pin on the south side of Palmetto Avenue; thence with the south side of said street N. 79-45 W. 50 feet to the beginning corner. This lot and house if numbered 407 Palmetto Avenue and is shown on county block book sheet 146, block 10, lot 5.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 16 PAGE 509

SATISFIED AND CANCELLED OF RECORD  
30 DAY OF May 19 73  
Donnie S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 1:03 O'CLOCK P. M. NO. 34382

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.