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BOOK 1278 PAGE 763

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 28 10 48 AM '73
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, L. W. Brummer

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

Anne B. Varner

(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 Thirteen Thousand and No/100-----

Dollars (\$ 13,000.00) due and payable

Due and payable five (5) years from date

with interest thereon from _____ date _____ at the rate of eight (8%) per centum per annum, to be ~~paid~~ compounded 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 _____

All that certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Dunklin Township, as is more fully shown on a plat prepared by W. M. Nash, Surveyor, dated January 20, 1927, of Property of W. P. Ridgeway and C. A. Ridgeway and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the joint corner of W. V. Davenport and C. A. Ridgeway and running thence N. 49-45 E. 18.50 chains; running thence S. 34 E. 9.78 chains; running thence N. 56 E. 21.10 chains; running thence S. 23-55 E. 7.48 chains; running thence S. 74 W. 3.50 chains; running thence S. 13-20 W. 14.80 chains; running thence S. 27-10 W. 13.05 chains; running thence S. 56-20 W. 9.44 chains; running thence S. 69-45 W. 4.60 chains; running thence N. 16-30 W. 18 chains; thence N. 48 W. 14.80 chains to the point of beginning, containing 87 and 1/8 acres, more or less.

ALSO: All that certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Dunklin Township, as is more fully shown on a plat prepared by W. M. Nash, Surveyor, dated January 20, 1927, of Property of W. P. Ridgeway and C. A. Ridgeway and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the corner of C. A. Ridgeway and running thence N. 49-45 E. 11.05 chains; thence N. 61-30 E. 12.45 chains; thence S. 23-55 E. 9.98 chains; thence S. 58 W. 21.10 chains; thence N. 34 W. 9.78 chains, containing 23 acres, more or less.

ALSO: All that certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Dunklin Township, containing one acre as shown on plat of Property of W. B. Ridgeway prepared by T. J. Leslie, Registered Surveyor, October 6, 1954, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin and nail and cap on the southern side of county road, center of said road, at line of other property of W. B. Ridgeway and running thence S. 50-45 W. 352.5 feet to pine stump, joint corner of property of W. B. Ridgeway and Allen Southern; thence with property of Allen Southern, N. 47-0 W. 288.7 feet to nail and cap, center of said county road; thence along center line of said county road, S. 89-40 E. 312.8 feet to nail and cap; thence continuing with center of said county road, N. 79-40 E. 172.6 feet to nail and cap, center of said road at 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 whatsoever lawfully claiming the same or any part thereof.