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GREENVILLE CO. S. C.

BOOK 1284 PAGE 495

MORTGAGE OF REAL ESTATE Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

STATE OF SOUTH CAROLINA 3 16 1916
COUNTY OF GREENVILLE GEORGE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, L. P. Pickett and Frances L. Pickett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hazel D. Edwards and Ronald K. Edwards, d/b/a EDWARDS & EDWARDS

(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

One Thousand Nine Hundred Thirty Eight and no/100, \$1,938.00-7 due and payable at the rate of \$80.75 per month beginning 30 days from date and each month thereafter for 24 months, with interest thereon at the rate of 7% add on interest, and

maturity

with interest thereon from 1916 at the rate of 8% per centum per annum, to be paid: monthly

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,

ALL that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, about four miles Northwest from the City of Greer, lying on the western side of the St. Mark Road, being bounded on the north by other lands of C. S. Murry and Rosa H. Murry, on the east by the said road, on the South by lot formerly of Luther Hodge and on the West by lands of McCaully, and being a part of two tracts as conveyed as follows: Lot No. 1 being the same as was conveyed to Rosa H. Murry by deed from Jacob Hodge, Jr., et al, recorded in the Office of the R. M. C. for said County in Deed Book 168 at Page 133, and tract No. 2 being a part of the same as was conveyed to C. S. Murry and Rosa Murry by Deed Jacob Hodge recorded in the Office of the R. M. C. for said County in Deed Book 201 at 428, and having the following courses and distances, to wit:

BEGINNING on a nail and stopper in the center of the said St. Mark Road, joint corner of Lot No. 1 of the Jacob Hodge Estate, and runs thence with the common line of lot No. 1 and the lot being conveyed, N. 45-57 W. 451 feet to an iron pin on the McCaulley line; thence with the said line N. 13-57 E. 121 feet to an iron pin on the said line; thence a new line S. 43-45 E. 484.5 feet to a nail and stopper in the center of the road (iron pin back on line at 24 feet); thence with the said road S. 26-20 W. 90 feet to the beginning corner, and containing one (1) acre, more or less.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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