

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

BOOK 1305 PAGE 431

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

LOANEE S. A. MORTGAGE TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, We, Sue W. Collier & William Fred Guest

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. D. Brown

(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

-----Twelve Thousand Five Hundred & No/100-----Dollars (\$ 12,500.00) due and payable at the rate of \$119.46 each consecutive month, with 180 payments for a period of 15 years, payable on the first day of each month, with a late charge of \$5.00 added each consecutive month if monthly payment is over five (5) days late,

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

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, in Bates Township, on White Horse Road, and having the following metes and bounds according to a survey made by W. A. Hester, Dated July 6th, 1946, to-wit:

BEGINNING at an iron pin on the north west side of the White Horse Road at light pole and running thence N. 34 W 22.53 Chs to iron pin; thence S. 38 W. 8.51 to a stone O. M.; thence S. 34 E. 21.00 to an iron pin on the White Horse Road; thence along said Road N. 48 1/2 E. 8.13 to the beginning corner, and containing 17 1/2 acres, more or less. Bounded by lands of Brown and others.

THIS being that same property conveyed to Mortgagee by Deed of Gladys Terrell on August 2nd, 1946, and being recorded in the RMC Office for County & State aforesaid in Book 298, Page 361.

ALSO, this being that same property conveyed to the said Gladys Terrell on July 2nd, 1940 by Emma Williams, and being recorded in the RMC Office for County & State aforesaid, in Book 266, Page 233.

This is a purchase money mortgage.



Together with all and singular rights, members, herditaments, 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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