

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1913 11 20 1913
DEPT. OF REVENUE
REC'D

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, SARAH J. DUBOSE & JACKSON L. DUBOSE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK & TRUST COMPANY

(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 FIVE THOUSAND TWENTY-TWO AND NO/100-----

----- Dollars (\$ 5,022.00) due and payable

in 36 monthly payments of \$139.50 each

with interest thereon from _____ date _____ at the rate of Add On _____ 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, Gantt Township, on east side of Augusta Road, being known and designated as portion of Lot 3 of property of Albert Q. Taylor as shown on plat recorded in RMC Office for Greenville County in Plat Book P, page 49, and having the following metes and bounds, to wit:

BEGINNING at iron pin at northeast corner of intersection of Augusta Road and Branch Street and running thence along east side of Augusta Road N. 26-06 E. 100 feet to iron pin at corner of Lot 4; thence along line of said Lot 4, S. 56-0 E. 200 feet to iron pin in line of Lots 3 and 4; thence on a line through Lot 3, S. 24-43 W. 91.8 feet to iron pin on north side of Branch Street; thence along north side of Branch Street N. 58-17 W. 200 feet to beginning corner.

ALSO: ALL that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, School Cistrict 6-A, being known and designated as portion of Lot 4 of property of Albert Q. Taylor, shown on plat recorded in RMC Office for Greenville County in Plat Book P, page 49, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin on east side of Augusta Road at corner of Lot 3, which point is 100 feet north of northeast corner of intersection of Branch Street and Augusta Road, and running thence along east side of Augusta Road N. 29-35 E. 100 feet to iron pin at corner of Lot 5; thence along line of said Lot 5, S. 53-42 E. 200 feet, more or less, to iron pin; thence S. 28-05 W. 92 feet, more or less, to iron pin in line of Lot 3; thence along line of Lot 3, N. 56-0 W. 200 feet, more or less, to beginning corner.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in Gantt Township, Greenville County, South Carolina, about six and one-half miles South of the City of Greenville on the East side of Augusta Road and being known and designated as the major portion of Lot 5 on plat of property of Albert Q. Taylor made by Dalton and Neves, May, 1946, and recorded in Office of RMC for Greenville County in Plat Book P, page 49, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin on East side of Augusta Road 100 feet North from intersection of East Gantt Street and Augusta Road and running thence along joint line of Lots 5 and 6, S. 48-02 E. 202.3 feet to a point; thence S. 33-18 W. 90.7 feet to a point; thence along joint line of Lots 4 and 5, N. 53-42 W. 200 feet to a point on Augusta Road; thence along Augusta Road N. 33-04 E. 100 feet to point of beginning.



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.

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