

JUL 26 2 57 PM '74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, We, ELLIOTT T. BYRD & HANNAH VERNELLE N. BYRD,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROSE H. THORNTON

(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

\$131.86 per month for 180 months with first payment to be August 25th, 1974, and with payments to be first to interest and balance to principal with the right to anticipate the full amount or any part thereof without penalty at any time with interest thereon from date at the rate of 9% 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, in Greenville Township, on the North side of Perry Avenue in the City of Greenville, known and designated as Lot No. 2 as shown on plat of property of McBee Estates made by Dalton & Neves, Engineers, August, 1937, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the Northwestern corner of Perry Avenue and a fifty foot unnamed street and running thence along the western side of said unnamed street N. 19-0 E. 175 feet to a point in line of property of Church of Jesus Christ of Latter Day Saints; thence along the line of said property N. 71-0 W. 60 feet to the rear joint corner of Lots Nos. 2 and 3; thence with the joint line of said lots S. 19-0 W. 175 feet to an iron pin on the North side of Perry Avenue; thence with the North side of said avenue S. 71-0 E. 60 feet to 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 whomsoever lawfully claiming the same or any part thereof.

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