

MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1335 785

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

WHEREAS, Charles T. Kent and Jean M. Kent

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

J. H. Nelson and Lorene H. Nelson

(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

Four thousand and no/100ths-----Dollars (\$ 4,000.00) due and payable

at the rate of \$47.49 each month for 120 months beginning 30 days from date

with interest thereon from date at the rate of $7\frac{1}{2}$ 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 parcel or lot of land situate on the north side of Lancaster Avenue and on the east side of Brockman Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, being the greater portion of Lot No. 98 of the W. H. Brockman Estate, plat thereof being recorded in Plat Book H at Page 132 in the R.M.C. Office for Greenville County, and being more particularly designated and shown as the property of Charles E. Eledge, according to a survey and plat thereof by Robert E. Jordon, Surveyor, dated January 17, 1955, recorded in Plat Book FF at Page 256 in the R.M.C. Office for Greenville County and having a uniform depth of 150 feet and a uniform width of 70 feet. Reference is hereby made to said later plat for a more complete description.



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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