

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARY B. STATON and WILLIAM M. LANDRETH

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

(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

---TWENTY-ONE THOUSAND FIVE HUNDRED AND 00/100----- Dollars (\$ 21,500.00) due and payable

in equal monthly installments of \$21.72 commencing May 10, 1975 and payments due the 10th of each succeeding month, with the principal balance due 15 years from date. Payments applied first to interest then to principal.

with interest thereon from date at the rate of 8-1/2% 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 piece, parcel or lot of land situate in Lake Forest Shopping Center, near the City Limits of Greenville, County and State aforesaid and being situate on the East side of By-Pass Hwy. #291 and being the Northern portion of Lot #6 on Plat of the property of J. H. Sitton, according to a survey thereof prepared by Piedmont Engineering Service on April 13, 1955, which plat is recorded in the RMC Office, Greenville County, S. C. in Plat Book II at page 127, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the East side of By-Pass Hwy. No. 291, joint front corner of Lots Nos. 5 and 6; and running thence S 88-15 E, 187.3 feet to an iron pin on the edge of a 30-foot service alley; thence along the line of said service alley, S 00-43 W, 25.01 feet to an iron pin; thence N. 88-15 W, 188.18 feet to an iron pin on the edge of the right-of-way of SC Highway 291; thence with said right-of-way as the line, N 1-45 E, 25 feet to point of BEGINNING.



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.

9243

4328 RV-2