

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, Virginia Waddill Garrett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Evelyn C. Waddill

(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 Ten Thousand Five Hundred and No/100ths

Dollars (\$ 10,500.00) due and payable
in monthly installments of \$58.35 per month until paid in full; it is understood and agreed that interest shall not be charged on accrued interest;

with interest thereon from date at the rate of 5 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, the Mortgagee's heirs, 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 within the corporate limits of the City of Greenville and being known and designated as the major portion of Lot No. 152 of the property of Central Development Corporation according to a plat of record in the RMC Office for Greenville County in Plat Book BB at Pages 22-23, and having the following metes and bounds, to-wit:

Beginning at a point on the southern side of Dellwood Drive which point is S. 71-04 W. 15 feet from the joint front corner of Lots 151 and 152 according to said plat and running thence S. 18-56 E. 198 feet to a point in a branch; thence with the branch as the line approximately S. 72-03 W. approximately 61.8 feet to a point; thence continuing with said branch as a line approximately N. 64-03 W. approximately 87 feet to a point, the joint rear corner of Lots 152 and 153; thence with the joint line of Lots 152 and 153 N. 07-17 W. approximately 137.7 feet to a point on the southern side of Dellwood Drive, the joint front corner of Lots 152 and 153; thence with the southern side of Dellwood Drive N. 71-04 E. 96 feet to the point of beginning and being the same lot of land conveyed to the mortgagor herein by Charles F. Gentry by deed dated March 29, 1963 and of record in the RMC Office for Greenville County in Deed Book 719 at Page 374.



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 is 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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