

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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Dec 24 12 12 PM '11
DEAN S. TAMMERSLEY
P.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, **Melvin Ray Pruitt,**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **C. L. Lister**

(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 One Hundred Fifteen and No/100**

Dollars (\$4115.00) due and payable

in monthly installments of One Hundred and No/100 per month until the full amount of the principal, plus the interest has been paid in full

with interest thereon from **date** at the rate of **eight** 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, South Carolina,** and being the same parcel of property conveyed to me this day by deed from **C. L. Lister,** the said property having the following courses and distances, to wit:-

Beginning on a R. R. iron spike in the center of the **Cross Plains Road,** joint corner of lands of **Prale Pruitt,** and runs thence with the common line, as shown on plat prepared by **Carolina Surveying Company,** S. 32-00 W. Seven Hundred Thirteen feet and Eight Tenths (713.8) to an iron pin; thence N. 50-30 W. 210 feet to an iron pin; thence N. 32-00 E. 713.5 feet to an R. R. Spike in the center of the said road; thence with the center of the road, S. 50-35 E. 210 feet to the beginning corner, containing **Three and Forty One One-hundredths (3.41) Acres,** more or less.

This is a purchase Money Mortgage



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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