

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

JUN 26 3 43 PM '75

COUNTY OF Greenville

JOHNIE S. TANNERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William Roy Cureton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Susie O. Cureton

(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 Six Hundred Ten and no/100-----

Dollars \$ 610.00) due and payable

in equal monthly installments of \$25.00 each, the first such payment being due on the 1st day of July, 1975, and a like amount on the first day of each succeeding month thereafter until 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, Austin Township, on the west side of Cureton Road, containing .93 acres, more or less, and having the following metes and bounds according to a survey made by W. J. Riddle, Surveyor, March 17, 1952, to-wit:

BEGINNING at an iron pin in the center of the Cureton Road at corner of the property of Jimmie Bates and running thence with the line of Jimmie Bates' property S. 59-30 W. 579 feet, more or less, to a stake at corner of S. A. Cureton property; thence with line of Cureton property, N. 2-30 W. 79.2 feet to a stake; thence N. 59-27 E. 574.5 feet, more or less, to a point in the center of the Cureton Road; thence along the center of said road, S. 5-20 E. 77.7 feet to the beginning corner.

ALSO, all that certain piece, parcel or tract of land situate in the County of Greenville, State of South Carolina, in Austin Township on the West side of Cureton Road, containing .92 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of said Cureton Road at the southeast corner of the tract of land belonging to Charles Abercrombie and running thence along the center of said road S. 5-20 E. 77.7 feet; thence S. 59-27 W. 574.4 feet to a stake in line of S. A. Cureton property; thence N. 2-30 W. 79.2 feet to a stake, corner of Abercrombie property; thence with line of last mentioned property, N. 59-24 E. 570 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 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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