1341 - 829

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
22 5 00 PM '70
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BEST SALES, INC.

[illegible] referred to as Mortgagor) [illegible] FRANK E. ESTES

[illegible] referred to as Mortgagee) [illegible]

THIRTY-THREE THOUSAND FIVE HUNDRED AND NO/100 Dollars $33,500.00 [illegible]

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of EIGHT per centum per annum to be paid MONTHLY,

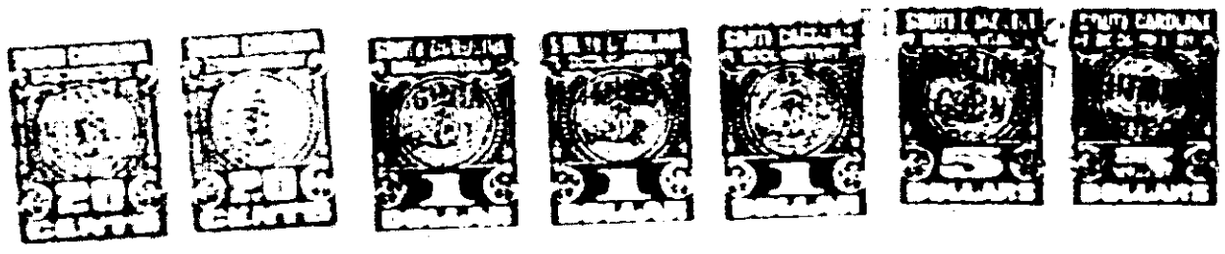
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, [illegible]

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt, and in order to secure the payment thereof, and [illegible] the Mortgagee's account for taxes, insurance and other charges, if any, as provided herein, [illegible] Dollars $ [illegible] 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 erected thereon, situate, lying and being [illegible] Greenville, City of Greenville, situated on the West side of Augusta Street, and having the following metes and bounds, to-wit:

BEGINNING at a point on the West side of Augusta Street at corner of Lot 2, which point is 95 feet from Sullivan Street, and runs thence along the line of Lot 2 S. 81-35 W. 239.8 feet to point in line of Lot 5; thence along said line S. 0-25 W. 25.5 feet; thence N. 88-25 W. 75 feet to joint corner Lots 3 and 4; thence S. 0-25 W. 52 feet to the Williams line; thence S. 88-47 E. 123.7 feet, more or less, to corner of the Brown lot; thence N. 2-23 E. 54 feet; thence N. 88-51 E. 200 feet to Augusta Street; thence along said Street N. 11-0 W. 56.5 feet to beginning, and shown on a plat recorded in Plat Book "E" at Page 282, which is hereby referred to as the basis of this description.

5.13.40



Together with all and singular rights, members, hereditaments, and appurtenances to the said belonging in any way incident or appertaining, and 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 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 conveyed 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.

(CONTINUED ON NEXT PAGE)

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