

FILED
GREENVILLE CO. S. C.

1972 790

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

12 12 1972
BINNIE S. STANBERRY
REC'D.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ruth Murry Rose,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Greer, P. O. Drawer 708, Greer, South Carolina,

(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 and no/100-----

----- Dollars (\$ 4,000.00) due and payable in one hundred twenty (120) monthly installments of Fifty and 67/100 (\$50.67) Dollars each commencing on the 5th day of December, 1975, and on the 5th day of each and every month thereafter until paid in full

with interest thereon from date at the rate of Nine per centum per annum, to be paid:

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, about four miles northwest of

Greer, South Carolina, and near St. Mark M. E. Church, and being a part of the same land conveyed to C. S. Murry and Rosa H. Murry in the division of the Jacob Hodge Estate during the 1930's and being shown as Lot No. 1 on plat of property of C. S. Murry et al made by John A. Simmons, Surveyor, December 13th, 1963, and having the following courses and distances, to wit:

BEGINNING on an iron pin on the northwest margin of the St. Mark Road and at the intersection of the road that leads to Lincoln High School, and runs thence in the general direction of the said Lincoln School Road, N. 24-41 W. 180.4 feet to an angle; thence N. 22-15 W. 300 feet to an iron pin; thence with the line of the former C. B. Loftis property, N. 15-09 E. 157.1 feet to an iron pin, joint corner of Lots 1 and 3 as shown on said plat; thence with the common line of Lots Nos. 1 and 3, S. 44-55 E. 100 feet to an iron pin on the line of Lot No. 3 and joint corner of Lot No. 2; thence with the common line of Lots 1 and 2, S. 45-05 W. 49 feet to an iron pin; thence with the common line of Lots Nos. 1 and 2, S. 15-44 E. 202 feet to an iron pin; thence with the common line of Lots Nos. 1 and 2, S. 42-04 E. 200 feet to an iron pin on the margin of the said St. Mark Road; thence with the northwest margin of the said St. Mark Road, S. 27-56 W. 165 feet to the beginning corner, containing One and Five One-hundredths (1.05) acres, more or less.

5,160



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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