

FILED
GREENVILLE CO. S. C.

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BOOK 1371 PAGE 285

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

)} DONNIE S. TANKERSLEY
R.M.C. } MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Larry Mitchell Kimbrell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jean Kimbrell Batson

(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 Nine Hundred (\$900.00) Dollars

Dollars (\$ 900.00) due and payable

On January 1st. of each year, the principal and interest in the amount of \$150.00 per year until paid in full.

with interest thereon from date at the rate of 6% 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

All those pieces, parcels or lots of land, with the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, about one-half (1/2) mile from Woodside Mill, being shown and designated as Lots Nos. 9, 10, 11, and portion of Lot No. 8 on a plat of East Summit View made by F. G. Rogers. Said lots front on a new cut road (now Bramlett Road) as follows, to wit: The portion of Lot No. 8 for thirty-eight and 5/10 (38.5') feet; Lot No. 9 for fifty and No/100 (50.00') feet; Lot No. 10 for fifty and No/100 (50.00') feet; and Lot No. 11 for fifty and No/100 (50.00') feet. For a more full and particular description, reference is hereby specifically made to the aforesaid plat which is recorded in the office of the Clerk of Court for Greenville County in Plat Book "A", at Page 389.

This is the identical property conveyed to Genevieve C. Elrod, Bernice C. Gambrell and Ruby C. Young by I. R. Carroll by deed dated December 9, 1967, and recorded January 15, 1968, in the RMC Office for Greenville County in Deed Book 836, at Page 237. In said deed, I. R. Carroll reserved a life estate unto himself. Said I. R. Carroll died August 27, 1973.

This is a 2nd. 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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