

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1380 PAGE 141

OCT 11 2 28 PM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Albert Gillespie, 15 Elm Street, Greenville, South Carolina

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

The City of Greenville, a Municipal Corporation, Greenville, 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

Three thousand and no/100s-----Dollars (\$ 3,000.00) due and payable

with interest thereon from date of execution at the rate of 3 per centum per annum, to be paid:

\$28.97/month for 10 years with the last payment \$28.76

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, located on the northerly side of Elm Street, being known and designated as the major portion of Lot No. 2 of the property of C. H. Talley and O. M. Howard, as per plat thereof recorded in Plat Book G, at page 162, in the R. M. C. Office for said County, and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Elm Street, which iron pin is 66 feet in a northerly direction from Otis Street, joint corner of Lots Nos. 1 and 2; thence along the joint line of said lots N 72 E 117 feet, more or less, to an iron pin; thence N 18 W 60 feet, more or less, to an iron pin in the joint line of Lots Nos. 2 and 3; thence along the joint line of said lots S 72 W 117 feet, more or less, to an iron pin in the line of Elm Street; thence along the Northeasterly side of Elm Street S 18 E 60 feet to the point of beginning.

The above described land is the same conveyed to William E. Chandler, Jr., on August 29, 1950; deed recorded in office of Register of Mesne Conveyance for Greenville County in Book 417, at page 458.

Conveyed to the Grantor 801-305, from A. B. Waldrep, recorded July 1, 1966.

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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