

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

BOOK 1394 PAGE 217

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE, CO. S. C.

APR 8 3 46 PM '78

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, WE, JAMES O. EDWARDS and ROBERT W. EDWARDS

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. E. BRANNON

(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 equal annual installments of \$1000.00 each, with the first such payment due April 8th, 1978 until paid in full

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid annually

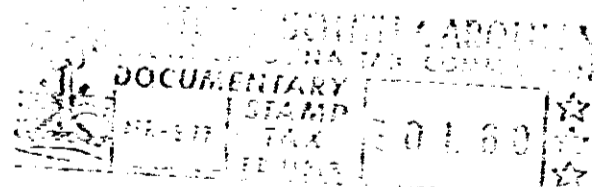
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 ~~the~~ ^{those} certain piece^s, parcel^s or lot^s of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the South side of Overbrook Road and on the East side of Hillside Street being shown as all of Lot 160 and 161 on plat entitled "Plat No. 4, Overbrook Land Company" prepared by R. E. Dalton, Engineer, in June, 1924, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book F at Page 235 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Overbrook Road, front corner of Lots 161 and 163; thence with the joint line of said lots S. 15-09 E. 120 feet to an iron pin; thence with the line of Lot 162 S. 71-13 W. 104 feet to an iron pin on the East side of Hillside Street; thence with the line of said street along a curving course (the chord of which is N. 21-16 W.) 142 feet more or less to an iron pin at the intersection of said street with the South side of Overbrook Road; thence with the line of Overbrook Road, N. 79-21 E. 137 feet to point of beginning.

The Mortgagee has this day conveyed to the Mortgagors his interest in the above described property by deed of even date to be recorded herewith.



Together with all and singular rights, members, herditaments, 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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