

MORTGAGE OF REAL ESTATE

FILED  
GREENVILLE, CO. S. C.

BOOK 1407 PAGE 623

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

19 4 31 PM '77  
DORINE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ELAINE D. CHILDERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JESSIE W. HOOVER

(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  
Five Thousand and No/100-----Dollars (\$5,000.00-----) due and payable  
on or before one (1) year from date hereof with the privilege of anticipating any or all  
of the balance due at any time.

with interest thereon from date hereof at the rate of seven (7%) 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 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, City of Greenville, being known and designated as Lots 7, 9, 11, & 15 on plat of Victoria Park which plat was made May, 1955 by Dalton & Neves, Engineers and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Victoria Drive joint front corner of Lots 5 and 7 and running thence S 44-27 E 220.4 ft. to an iron pin; thence S 50-12 W 521.7 ft. to an iron pin; thence N 35-48 W 129.7 ft. to an iron pin on the Cul-de-sac of Victoria Drive; thence around the curve of the Cul-de-sac of Victoria Drive N 19-09 E 111.8 ft. to an iron pin on Victoria Drive; thence continuing along Victoria Dr. N 45-33 E 400 ft. to an iron pin, the point of beginning, excepted from this conveyance is Lot No. 13 on plat of Victoria Park which is included in this description; the interest of the  
ALSO: All those pieces, parcels or lots of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots 6, 8, 10, 12, & 14 on plat of Victoria Park which plat was made May, 1955 by Dalton & Neves, Engineers and having according to said plat, the following metes and bounds, to-wit:

monument  
BEGINNING at an concrete/ on the Northwesterly side of Victoria Dr. joint front corner of Lots 4 and 6 and running thence N 44-27 W 220 ft. to an iron pin; thence S 39-50 E 492 feet to an iron pin; thence S 37-38 E 172.2 ft. to a concrete monument on Victoria Dr.; thence along Victoria Drive N 45-33 E 510 ft. to a concrete monument, the point of beginning.

ALSO: All that piece, parcel or tract of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being the southwestern portion of plat of Victoria Park which plat was made May, 1955 by Dalton & Neves, Engineers and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the rear corner of Lot 15 and running thence S 50-12 W 761.7 ft. to an iron pin; thence along the J. D. Means property N 50-0 W 571 ft. to an iron pin; thence N 38-20 E 760 ft. to an iron pin; thence S 51-0 E 343 ft. to an iron pin; thence N 39-50 E 52.8 ft. to an iron pin at the rear corner of Lot 14; thence along the line of Lot 14 S 37-38 E 172.2 ft. to a concrete monument; thence around the curve of the Cul-de-sac along Victoria Dr. to an iron pin on the said Cul-de-sac of Victoria Dr. joint front corner with Lot 15; thence S 35-48 E 129.7 ft. to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of Jessie W. Childers (now Jessie W. Hoover) of even date, to be recorded herewith.

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 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 whatsoever lawfully claiming the same or any part thereof.

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Grantor in Lot N. 13 has heretofore been conveyed to Waco E. Childers, Jr.

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