

SEP 14 12 54 PM '77

BOOK 1409 PAGE 896

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEDONNIE S. TANKERSLEY  
R.M.C.MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN BOLT CULBERTSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto THEODORE A. SNYDER, JR.

(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 Thirty Four Thousand Five Hundred and No/100---------- Dollars (\$ 34,500.00 ) due and payable  
Five Hundred Dollars per year for the next three years, and Thirty Three  
Thousand Dollars on the fourth anniversary of this Mortgage,with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of Eight per centum per annum, to be paid: ~~monthly~~ quarterly

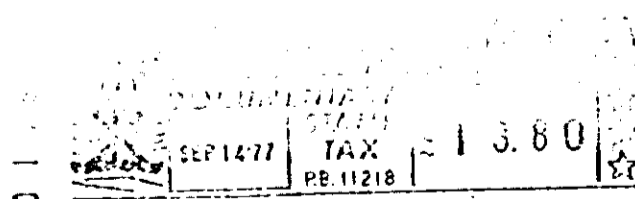
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in the City of Greenville, being known and designated as Lot No. 1, Block No. 3, Boyce Lawn Addition, and having, according to a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A, Page 179, the following metes and bounds, to wit:

BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER of the intersection of Toy Street and Whitsitt Street, and running thence with the eastern side of Toy Street, S. 15-0 E. 126 feet, 1 inch to an iron pin on the northern side of a ten foot alley; thence with the northern side of said ten foot alley, N. 76-45 E. 66 feet 8 inches to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence with the joint line of said lots, N. 15-0 W. 126 feet, 1 inch to an iron pin at the joint front corner of said lots on the southern side of Whitsitt Street; thence with the southern side of Whitsitt Street, S. 76-45 W. 66 feet 8 inches to the point of beginning.

This Mortgage includes and does convey unto the Grantee, his heirs and assigns forever, all of the right, title, and interest of the Mortgagor in and to the said ten foot alley referred to above.

This is the same property conveyed to Theodore A. Snyder, Jr. by Nell M. Kuker, et al. by their deed dated December 15, 1969, and recorded in the R.M.C. Office for Greenville County in Deed Book 882 at Page 379, and subsequently conveyed by the said Theodore A. Snyder, Jr. to John Bolt Culbertson by his deed of even date herewith, recorded in the R.M.C. Office for Greenville County in Deed Book 1064 at Page 793.

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.