

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
1457

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, N. A. WALDROP AND TOM BRUCE, SR.

hereinafter referred to as Mortgagor) is well and truly indebted unto ELIZABETH C. LIVINGSTON, J. HARVEY CLEVELAND, JR. AND JOHN BAKER CLEVELAND

(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

-----Thirteen Thousand and 00/100-----Dollars (\$ 13,000.00)-----due and payable

with interest thereon from date at the rate of 8% per centum per annum, to be paid:
in full on February 20, 1978

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, the Mortgagee's heirs, 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, and being known as Lot No. 8 of Block "B" of Park Place Subdivision, according to a plat recorded in Plat Book A at Page 119, in the R.M.C. Office for Greenville County, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Mahon Street and Rutherford Road; thence S. 26-05 W. 50 feet to an iron pin on Rutherford Road; thence N. 63-45 W. 150 feet to an alley; thence along said alley, N. 26-05 E. 50 feet to Mahon Street; thence along Mahon Street, S. 63-45 E. 150 feet to the beginning corner.

ALSO:

ALL that certain piece, parcel or lot of land known as Lot No. 9 of Block "B" of Park Place Subdivision, according to a plat recorded in Plat Book A at Page 119, in the R.M.C. Office for Greenville County, South Carolina. Said lot is situate in said County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin 50 feet from the corner of Mahon Street and Rutherford Road on the corner of Lots Nos. 8 and 9; thence S. 26-05 W. 50 feet to an iron pin at the corner of Lots Nos. 9 and 10 on Rutherford Road; thence along the line of Lot No. 10, N. 63-45 W. 150 feet to an iron pin on an alley; thence along said alley, N. 26-05 E. 50 feet to an iron pin, at the corner of Lot No. 8 on an alley; thence S. 63-45 E. with the line of Lot No. 8, 150 feet to an iron pin at the beginning corner of Lots Nos. 8 and 9 on Rutherford Road.

BEING the same property conveyed to the Mortgagors herein by deed of Elizabeth C. Livingston, J. Harvey Cleveland, Jr. and John Baker Cleveland, said deed being dated and recorded of even date.

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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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