

Yonkers - 158-4 Pine Street N.Y.
X Taylors 27687
MORTGAGE OF REAL ESTATE -
GREENVILLE CO. S.C.

BOOK 1421 PAGE 224

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 118 156P MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Geraldine Ross

(hereinafter referred to as Mortgagor) is well and truly indebted unto Irene V. Black

(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 Fifty Thousand and No/100-----Dollars (\$50,000.00) due and payable in monthly installments of Five Hundred Seven and 14/100 (\$507.14) Dollars of principal and interest, beginning on the 1st day of February, 1978, and monthly thereafter on the 1st day for fifteen (15) years;

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid as aforesaid.

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, on the Southeast side of the Roper Mountain Church Road in Butler Township, shown as Tract 4, on plat of property of E. M. Bishop, made by W. J. Riddle, Surveyor, September, 1948, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book U, at Pages 160 and 161, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the Roper Mountain Church Road, at joint corner of Tracts 3 and 4, and running thence with the line of Tract 3, S. 24-40 E., 1102 feet to a point in the center of Brushy Creek, said point being the junction of a small branch and Brushy Creek; thence up the center of said branch (the traverse lines being as follows: S. 40-15 W. 400 feet to a point; thence S. 45-35 W. 153 feet to a point; thence S. 62-50 W., 437 feet to a point; thence S. 39-30 W. 222 feet to a point; and S. 34-30 W. 258 feet) to a point in the center of said branch in line of property of W. H. Smith; thence along the W. H. Smith property line crossing Brushy Creek, N. 14-10 E. 1,852 feet to a point in the center of the Roper Mountain Church Road; thence with the center of said road, N. 22-45 W. 207.4 feet to the BEGINNING CORNER.

LESS: That lot heretofore conveyed to Jack E. Shaw by deed of B. D. Black, dated August 20, 1966, and recorded in Deed Book 864, at Page 405, and having the following metes and bounds, to-wit:

BEGINNING at a nail in Blacks Drive and running thence S. 24-40 E. 38 feet to an iron pin; thence S. 24-40 E. 561 feet to an iron pin; thence N. 50-49 W. 435.3 feet to an iron pin; thence N. 50-49 W. 15 feet to an iron pin; thence S. 23-25 W. 255 feet to the BEGINNING NAIL.

This being the same property conveyed unto the Mortgagor herein by deed from Irene Black, of even date to be recorded herewith.

It is understood that Purchaser may prepay this mortgage at any time without penalty. It is also understood that in the event the Purchaser sells the property covered by said mortgage, the entire amount will be due and payable on said mortgage.

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STAMP TAX \$20.00
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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 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 fully 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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