

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JUN 5 11 32 AM '78

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, Tom L. Sizemore

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edith M. Duncan

(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 Seven Thousand One Hundred Fifty and 00/100

Dollars (\$ 7,150.00 ) due and payable at the rate of \$ 50.00 per month beginning July 1, 1978 with balance due and payable in full four months from date

with interest thereon from maturity at the rate of nine per centum per annum, to be paid: on demand.

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:

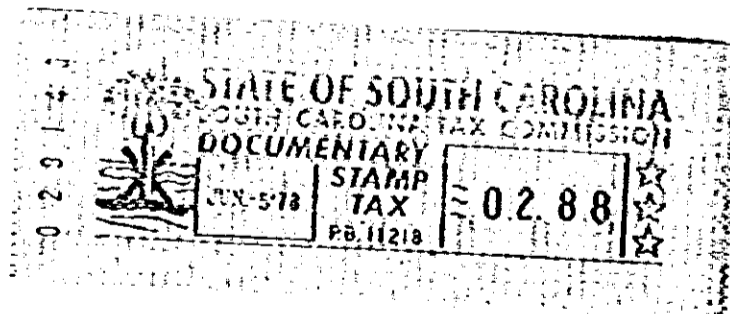
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, at the southeastern corner of the intersection of "C" Street and Third Avenue and being known and designated as Lot No. 89 on plat of Section No. 1, F. W. Poe Mfg. Co., recorded in the R.M.C. Office for Greenville County in Plat Book Y ate Pages 26 - 29 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of "C" Street, joint front corner of Lots 77 and 89 and running thence along the line of Lot 89, N. 49-10 E. 70 feet to an iron pin at the intersection of "C" Street and Third Avenue; running thence along the eastern side of Third Avenue, S. 41-00 E. 85 feet to an iron pin at the joint rear corner of Lots 89 and 88; running thence S. 49-10 W. 70 feet to an iron pin; running thence N. 41-00 W. 85 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Edith M. Duncan recorded in the R.M.C. Office for Greenville County on June 5, 1978.

THE mailing address of the Mortgagee herein is: 107 Conyers Street, Greenville, S. C. 29609.



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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 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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