

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
11 5 11 54 AM
G. T. PARKERSLEY
R.M.C.

SECOND
MORTGAGE OF REAL ESTATE

1437-115

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CLETUS E. ISOM AND MARY B. ISOM

(hereinafter referred to as Mortgagor) is well and truly indebted unto ILDA J. BRITT

(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 One Thousand Five Hundred and no/100ths---

-----Dollars (\$ 1,500.00) due and payable

at the rate of \$500.00 six (6) months from date, plus all accrued interest, \$500.00 twelve (12) months from date, plus all accrued interest, \$500.00 eighteen (18) months from date with all interest still unpaid to date.

with interest thereon from date at the rate of five per centum per annum, to be paid:

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 Western side of Selma Street, near the City of Greenville, being shown as Lot #37 on plat of Property of Edgar C. Waldrop, made by Dalton and Neves in March, 1946, recorded in Plat Book B at Page 171, and described as follows:

BEGINNING at a stake on the Western side of Selma Street, 128.5 feet South From Fair Street at corner of Lot #36, and running thence with the line of said Lot S. 86-04 W. 150 feet to a stake in line of Lot #61; thence with the line of said Lot, S. 3-56 E. 50 feet to a stake at corner of Lot #38; thence with the line of said Lot, N. 86-04 E. 150 feet to a stake on Selma Street; thence with the Western side of Selma Street, N. 3-56 W. 50 feet to the beginning corner. Being a portion of the property conveyed to Edgar C. Waldrop as Trustee by Freddie M. Herlong by deed dated February 19, 1946, recorded in Book of Deeds 287 at Page 224; by decree of the Court of Common Pleas James L. Love was substituted as Trustee by Order dated April 4, 1947, filed as Judgment Roll 11,003.

This being the same property conveyed to Charlie H. Britt and Ilda J. Britt by deed of James L. Love as Trustee for James L. Love, Benc C. Thornton and E. C. Waldrop Estate in deed recorded in Volume 326 at page 303 on November 10, 1947.

The Grantor received 1/2 interest in the above described property by Deed recorded in Volume 326 at page 303 and Grantor received additional 1/2 interest in the above described property pursuant to Will of Charlie H. Britt, deceased, filed in Greenville County Probate Court in Apartment 1233, file 18A.

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DOCUMENTARY
STAMP
TAX
\$ 00.60

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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