

P. O. Box 892  
Greenville, S. C.

FILED  
GREENVILLE CO. S. C.  
JUL 18 2 31 PM '78  
CONIE E. TAYLOR  
CLERK

BOOK 1438 PAGE 535

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

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

WHEREAS, I, Betty Hines,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Costell Pugh

(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 **Five Thousand and NO/100**

Dollars \$5,000.00 due and payable

at the rate of **Two Hundred and NO/100 (\$200.00) Dollars**, per month, commencing on the 1st day of September, 1978, and due and payable on the 1st day of each and every month thereafter until said sum is paid in full

with interest thereon from ----- at the rate of ----- 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**, and having the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the corner of property of Miles and A. Z. Ivester and running thence along said line 100.0 feet to an iron pin; thence Southerly along the line of property of Jack and Margaret Jackson 81.1 feet to an iron pin; thence S. 57-58 E. 100.0 feet to an iron pin on Prospect Street (formerly Smith Street); thence along Prospect Street in a Northeasterly direction 80 feet to the point of **BEGINNING**, as per survey made by J. Mac Wells, dated July 8, 1950."

This being the identical property conveyed to Mortgagor by deed of Costell Pugh dated the 7 day of July, 1978, and recorded herewith in the REC Office for Greenville County, South Carolina, in Deed Book 1083, at Page 363, on the 18 day of July, 1978, LESS, HOWEVER, the rear portion of said property not included in the above-described conveyance.

RECORDED  
STAMP  
TAX \$ 02.00  
JUL 18 1978

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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