

STATE OF SOUTH CAROLINA  
COUNTY OF

FILED  
GREENVILLE CO. S. C.  
MAR 5 3 46 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

VCL 1459 PAGE 72

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mettie Abercrombie Jeter

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a municipal corporation, P.O. Box 2207 Greenville, S.C. 29602

(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

Two thousand, five hundred eighty eight & no/100' SDollars (\$2,588.00 ) due and payable \$21.57 per month for 120 months

with interest thereon from date of execution at the rate of 0% per centum per annum, to be paid: monthly

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 lying at the southeastern corner of the intersection of Houston Street and Rose Avenue as shown as a protion of Lot Nos. 1 and 2 of Block H on a plat of Chapin Springs Land Company recorded in the RMC office in Plat Book E page 41 and having the following metes and bounds to wit:

BEGINNING at an iron pin on the eastern side of Houston Street at the joint corner of Lots Nos. 2 and 3, Block H, which point is 120.2 feet, more or less, in a southerly direction from the southeastern corner of the intersection of Houston Street and Rose Avenue; and running thence along the lines of Lot Nos. 3 and 5 N. 88 E. 140.9 feet, more or less, to an iron pin in line of Lot No. 5; thence in a line through Lot Nos. 1 and 2, N. 1-31 W. 120 feet, more or less, to an iron pin on the Southern side of Rose Avenue; thence along Rose Avenue, S. 88-00 W. 133.1 feet, more or less, to an iron pin at the Southeastern corner of Houston Street and Rose Avenue; thence along the Eastern side of Houston Street, S.2-00 E. 120.2 feet, more or less, to the point of beginning.

This property is known and designated as Block Book 91.2-5-40.

This is the same property conveyed to Mettie Abercombie Jeter from Elizabeth F. Stevens in the form of a bond for title and recorded in the RMC Office in Deed Book 823 page 223 on July 11, 1967 at 1:13. City assumes all stamps and recording fees.

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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