

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

1980-11-188-1786

FILED
CO. S. TO
3 28 PM '80
WILLIAMS

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Louise Perrin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment Company

(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 Eighteen thousand eight hundred sixteen and no/100-----

Dollars (\$ 18,816.00-1 due and payable

at the rate of One hundred ninety-six and no/100(\$196.00)Dollars on May 6, 1980 and One hundred ninety-six and no/100(\$196.00)Dollars due on the 6th. of each and every month thereafter until the entire amount is paid in full.

with interest thereon from ~~date~~ maturity at the rate of fifteen per centum per annum, to be paid: semi-annually

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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, and in the City of Greenville, being known as Lot No. 8 of Irvine lands as shown on plat recorded in the R.M.C. Office for Greenville county in Plat Book E at page 284, and having the following metes and bounds, to-wit:

BEGINNING 50 feet east of Ware Street on Gower Street and running thence with Gower Street, N. 71 E. 50 feet to corner of Lot No. 9; thence S. 19 E. 120 feet; thence S. 71 W. 50 feet to corner of Lot No. 7; thence N. 19 W. 120 feet to corner of Lot No. 7 on Gower Street, the beginning corner.

This is the same property conveyed to Edward Perrin and Louise Perrin by deed of Pearl S. Williams, dated March 3, 1967 and recorded March 20, 1967 in the R.M.C. Office for Greenville County in Deed Book 815 at page 551.

The said Edward Perrin died January 30, 1978. The heirs at law of the said Edward Perrin other than the mortgagor herein conveyed their interest in the above described property to the mortgagor herein by deed of Robert L. Perrin et al to Louise Perrin dated March 15, 1980 and recorded March 18, 1980 in the R. M. C. Office for Greenville County in ~~XXXXXX~~ Deed Book 1122, at page 290.

Together with all and singular rights, members, herditaments, 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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