

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.
3 25 AM '80
J. C. HILL
REGISTERED SURVEYOR

BOOK 1501 PAGE 553

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

WHEREAS, Victory R. Trusty

(hereinafter referred to as Mortgagor) is well and truly indebted unto Margaret H. Ashmore, whose address is P. O. Box 10292, Greenville, S.C., 29603,

(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 Eighty-Seven and No/100----- Dollars (\$ 1,087.00) due and payable on or before June 1, 1980,

no
with interest thereon ~~XXXXXX~~ ~~XXXXXXXXXXXXXXXXXXXX~~

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, in Cleveland Township, at or near Caesar's Head, located 100 feet, more or less, southeast from the southerly side of the Geer Highway (U.S. Highway No. 276), shown on a plat entitled "Property of Robert M. Coleman", made by J.C. Hill, Registered Surveyor, dated April 21, 1960, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin (said pin being located N. 24-35 W. 41 feet, N. 55-20 E. 168 feet, and crossing a road, N. 20-05 E. 173 feet from the north-western corner of property now or formerly owned by William Cely) and running thence N. 35-40 W. 57 feet to an iron pin; thence N. 54-20 E. 125 feet to an iron pin; thence S. 35-40 E. 150 feet to an iron pin; thence S. 54-20 W. 125 feet to an iron pin; thence N. 35-40 W. 93 feet to an iron pin, the beginning corner.

This being the same property conveyed to the mortgagor herein and Donnie G. Jones by deed of Robert M. Coleman, dated May 11, 1977, and recorded in the RMC Office for Greenville County, S.C., in Deeds Book 1056, at Page 468, on May 12, 1977. The said Donnie G. Jones conveyed his one-half interest in said property to the mortgagor herein by deed recorded on June 8, 1979, in the RMC Office for Greenville County, S.C., in Deeds Book 1104, at Page 333.

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Mortgagee's Address:
P. O. Box 10292, P. S.
Greenville, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
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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 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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