

335 W. Earle St.
Greenville, 29609

MORTGAGE OF REAL ESTATE -

1910-290

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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TANKERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John L. Briggs and Susan T. Briggs

(hereinafter referred to as Mortgagor) is well and truly indebted unto Daisy B. Lafoy

(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 Sixteen Thousand two hundred and no/100ths----- Dollars (\$16,200.00) due and payable

according to the terms of that certain note of even date

with interest thereon from date at the rate of 10% 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

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the west side of Druid Street, in the City of Greenville, County of Greenville, State of South Carolina, and being shown as Lots Nos. 25 and 26, and the southern one-half (1/2) of Lot No. 27 of Block "B", on plat of Stone Estates, made by C.M. Furman Jr. Engineers, December, 1931 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book G page 292 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Druid Street, which pin is located 162.5 feet south from the southwestern intersection of Druid Street and Reid Street, and pin being in the center of the front line of Lot 27 of Block "B" and running thence along the west side of Druid Street, S. 11-22 W. 62.5 to an iron pin at the joint front corner of Lots 24 and 25 of Block "B", thence along the common line of said last mentioned lots, N. 81-35 W. 150 feet to an iron pin at the joint rear corner of said lots; thence along the rear line of Lots 9, 8 and 7 of Block "K", N. 11-22 E. 62.5 feet to an iron pin in the center of the rear line of Lot 27 of Block "B"; thence through the center of said Lot 27, S. 81-35 E. 150 feet to an iron pin, the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Daisy B. Lafoy of even date to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
03.48
RECEIVED

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 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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