

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

S.C. MORTGAGE OF REAL ESTATE

TO APPEAR WHOM THESE PRESENTS MAY CONCERN

WISLEY

1527-1813

WHEREAS, ZADIE M. BRIDWELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER

(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

--FIFTEEN THOUSAND AND NO/100-----Dollars (\$ 15,000.00--) due and payable

pursuant to the terms of the note of even date herewith.

with interest thereon from date at the rate of 15% per centum per annum, to be paid as stated above.

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 Mortgagee 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 situate on the southern side of Cannon Avenue in the City of Greer, County of Greenville, State of South Carolina being shown as a portion of Lots 1 and 2 on a plat of the Property of Louise M. Cottingham, et al, prepared by R.E. Dalton, Surveyor, dated June 1919, recorded in Plat Book E at Page 135 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Cannon Avenue at the joint front corner of Lot 1 and Lot 4 and running thence with Cannon Avenue S. 88-25 E. 80 feet to an iron pin; thence with the new line through Lots 1 and 2 S. 0-11 E. 90 feet to an iron pin; thence with a new line through Lot 2 N. 88-25 W. 80 feet to an iron pin in the line of Lot 4; thence with Lot 4 N. 0-11 E. 90 feet to the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

DERIVATION: See Deed from Marion C. De Shields dated August 27, 1980 and recorded in the R.M.C. Office for Greenville County in Deed Book 1132, Page 192.

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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 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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