

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

BOOK 1530 PAGE 723

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
JAN 22 11 43 AM '81
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, GLENN R. FLEMING and BONNIE B. BLEMING

(hereinafter referred to as Mortgagor) is well and truly indebted unto SYBIL MARTIN TODD

(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 -----

Seven Thousand One Hundred and No/100-----Dollars (\$ 7,100.00) due and payable in two annual installments of \$3,550.00 each with the first installment due and payable January 22, 1982 and the final installment due January 22, 1983.

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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, located in the Town of Simpsonville, as shown on plat entitled "Property of T. T Todd", dated October 13, 1972, prepared by C. O. Riddle, R.L.S., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin old on the western side of Hedge Street 350 feet, more or less, from Trade Street running thence along property now or formerly of the Grantee, S. 77-00 W 147.0 feet to an iron pin old; thence running along property now or formerly of Haymes N. 13-00 W. 25 feet to an iron pin old; thence N. 77-00 E 25 feet to an iron pin old; thence S. 14-43 E. 8.0 feet to an iron pin; thence along property now or formerly of B W Burdette Estate N. 67-05 E 123.6 feet to an iron pin on the western side of Hedge Street; thence running along Hedge Street S. 13-00 E. 383.0 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Sybil Martin Todd of even date, to be recorded herewith.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
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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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