

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

OCT 14 3 54 PM '81
R.M.C. OFFICE
EASLEY, S.C.

WHEREAS, I, Ruby P. Pilgrim

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolina National Bank
P. O. Drawer 32
Easley, S. C. 29640

(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

Twelve Thousand and No/100-----Dollars (\$12,000.00) due and payable

beginning on October 14, 1981 and being payable according to the note of even date

with interest thereon from date at the rate of 18% per centum per annum, to be paid: according to said note

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, as follows:

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 Greenville Township, Greenville County, South Carolina, and known and designated as Lot No. 3, Section "J" of Woodville Heights Subdivision, plat of which was made by W. J. Riddle, Surveyor, December 1940, recorded in Plat Book "K", at pages 273-275 in the R.M.C. Office for Greenville County, South Carolina, said lot having a frontage of 100 feet on the east side of Spruce Street, a depth of 155.8 feet on the south side, a depth of 154.9 feet on the north side, and rear width of 99.7 feet.

This is the identical property conveyed Ruby P. Pilgrim by Quality Homes, Inc. by deed recorded in Book 818, at Page 469.

ALSO: ALL that lot of land in the County of Greenville, State of South Carolina on the Eastern side of Spruce Street being the northern portion of Lot 2, Section J, of Woodville Heights (plat recorded in Plat Book L, pages 14 and 15), and having the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots 2 and 3 on the eastern side of Spruce Street and running thence in a southerly direction with the eastern side of Spruce Street 17 feet to a new pin; thence along a new line in a easterly direction to an iron pin at the rear of the lot, which pin is located on the rear lot line 35 feet South of the joint rear corner of Lots 2 and 3; thence with the rear line of Lot 2 in a northerly direction 35 feet to the joint rear corners of Lots 2 and 3; thence with the line of Lot 2 in a westerly direction 155.8 feet to the BEGINNING corner.

This is the identical property conveyed Ruby P. Pilgrim by J. P. Garrett by deed dated March 27, 1970 and recorded in Deed Book 887, at Page 46, in the R.M.C. Office for Greenville County, South Carolina.



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way including, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, 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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