

201 Trade St
7th Ave 29644

BOOK 1561 PAGE 497

GRANTED FILED
SOUTH CAROLINA
11 34 AM '82
R.H.C. GREENVILLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LEWIS MORGAN PIKE

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

UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION

(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 (\$10,083.04)

TEN THOUSAND EIGHTY-THREE and 04/100----- Dollars (\$) due and payable

with interest thereon from date at the rate of 18.00 per centum per annum, to be paid Per 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 for 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, Butler Township, containing One (1) Acre and being a portion of the 88.50 Acre tract of land as shown on plat of property of W.M. Pike, made by W.J. Riddle, August 17, 1937, and being more particularly described as follows:

BEGINNING at an iron pin on the Northeastern side of the road, which pin is 350 feet in a Northwesterly direction from the joint corner of property now or formerly of W.M. Pike and James H. Pike, and running thence with the line perpendicularly to said road, N. 44 E., 210 feet to an iron pin; thence N. 44 W. 210 feet to an iron pin; thence continuing with the line of property of W.M. Pike, S. 44 W., 210 feet to an iron pin on the road first mentioned above; thence with the Northeastern side of said Road, S. 44 E., 210 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed recorded in the R.H.C. Office for Greenville County in Deed Book 478, Page 71.

RECORDED
DOCUMENTARY
STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 and 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 that 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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