

MORTGAGE OF REAL ESTATE S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1977
MORTGAGE OF REAL ESTATE
S. C.

BOOK 1577 PAGE 292

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, CALVIN TOLBERT,

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

JESSE I. REID

(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 ONE THOUSAND TWO HUNDRED AND NO/100 ----- Dollars (\$ 1,200.00) due and payable

at the end of one year

with interest thereon from date at the rate of 15% per centum per annum, to be paid: at maturity

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, in Gantt Township, being known and designated as Lot No. 8 in the division of the real estate of Jane Lewers, deceased, and more fully described as follows:

BEGINNING at a stake on line of E. P. Kern land, joint corners of Lot 7 and 8, and running thence along line of E. P. Kern's land N. 1-00 E. 365 feet to a stake, corner of Lot No. 9; thence along line of Lot No. 9, S. 89 E. 188.5 feet; thence S. 5-10 E. 366.5 feet to a stake, corner of Lot No. 7; thence with line N. 17-89 W. 230 feet to the beginning corner, and containing 1.80 acres more or less. This lot of land is designated as Lot 5 in County Block Book 374-3-5, and the lot is located near Crestfield Road near Greenville, S. C.

This being the same property conveyed to the Mortgagor herein by deed of Ernest Tolbert on June 14, 1969, recorded in the RMC Office for Greenville County on June 16, 1969, in Deed Book 870, page 71.

DOCUMENTARY
STAMP
\$ 00 48
JUN 19 1969
1502

35.00
4.01
.48
\$ 39.48

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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