

GREENVILLE S.C.  
FILED MORTGAGE OF REAL ESTATE -  
MAR 18 10 05 AM '83  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
ANN S. LADD,  
R.M.C. WALKER SLEY

BOOK 1893 PAGE 198

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

WHEREAS, I, Ann S. Ladd,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto EMMA W. SMITH,

(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

Dollars (\$ 9,000.00 ) due and payable

Nine Thousand and no/100

monthly at the rate of \$100.00 per month on the 1st of each month, beginning, April 1st 1983 and running continuously thru April 1st 1991.

with interest thereon from April 1st 1983 at the rate of (0) noner centum per annum, to be paid:

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:

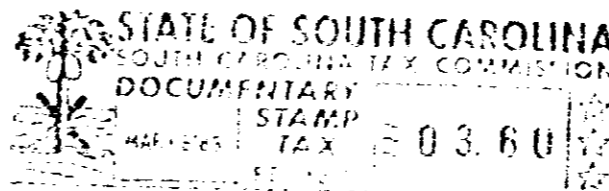
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being lot no 23, as shown on plat of a subdivision known as San Joui Highland, fronting on a road leading from the New Station of American Spinning Co to Buncombe Road, and having the following lines, courses and distances to-wit.

Beginning at a stake on said road (known as Furman Road), corner of Lot no. 24 and running thence with line of said lot, S. 84-30, E. 183 feet to a stake on an alley, corner of Lot No 24, thence with said alley in a northwesterly direction 58 feet to stake, corner of Lot No 22, thence N. 75 W. 188 feet to stake on road corner of lot 22, thence with said road 72 feet to beginning corner.

This being same property conveyed to the Grantor herein by deed of Vera F. Turner recorded in the RMC Office for Greenville County SC in Deed Book 543, Page 465, and recorded in probate court deceased H.D. Smith 21 Nov 1974.

GRANTEE TO PAY ALL TAXES DUE AND PAYABLE 1982 .

Life Tanancy as indicated on Title to Real Estate herewith recorded.



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.

GREENVILLE OFFICE SUPPLY CO. INC.

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