

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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Edgar C. West, Jr.,
P. O. Box 496, Liberty S.C. 29657

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1315 PAGE 569

WHEREAS, We, Charles B. Bradley, Jr. and Susan W. Bradley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edward K. Vickery, Vera V. Minton, and Edgar C. West, Jr.

(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 Seventeen Thousand Five Hundred and No/100----- Dollars (\$ 17,500.00) due and payable

as stated therein.

with interest thereon from date at the rate of Ten per centum per annum, to be paid: monthly

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 known and designated as Lot No. 25 as shown on plat prepared by Dalton & Neves, dated March, 1940, entitled "Map of Section No. 3, Judson Mills Village" recorded in the R.M.C. Office for Greenville County in Plat Book K, at Page 42, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Third Avenue, which iron pin is 84 feet south of the southeastern corner of the intersection of Third Avenue and Fifty Street, at the joint front corner of Lots Nos. 25 and 26, and running thence with the line of Lot No. 26 S. 83-49 E. 120 feet to an iron pin at the joint rear corner of Lots Nos. 1, 2, 25 and 26; thence with the rear line of Lot No. 2, S. 6-11 W. 80 feet to an iron pin at the joint rear corner of Lots Nos. 2, 3, 24 and 25; thence with the line of Lot No. 24, N. 83-49 W. 120 feet to an iron pin on the eastern side of Third Avenue; thence with the eastern side of Third Avenue, N. 6-11 E. 80 feet to the point of beginning and being the same property conveyed to the mortgagors by deed of mortgagees recorded simultaneously herewith.

It is understood and agreed by and between the mortgagors and mortgagees herein that the mortgagors will not place an additional mortgage lien on the security property without the consent of the mortgagors. In the event the mortgagors should place a second mortgage lien thereon, the entire balance of principal and interest will be due and payable on this mortgage.

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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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