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MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mortgagee's Address: } E. Hays Reynolds, III } MORTGAGE OF REAL ESTATE
Post Office Box 1925 TO ALL WHOM THESE PRESENTS MAY CONCERN:
Greenville, S.C. 29602

SEP 27 4 22 PM '83

WHEREAS, Betty S. Anderson

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. Hays Reynolds, III, individually and as Custodian for Harry Neil Reynolds and Jacqueline Graham Reynolds; Susan Reynolds Broom; John Alexander Reynolds; Harry Neil Reynolds and Jacqueline Graham Reynolds (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 Eighty-nine thousand, two hundred fifty and no/100-----

Dollars (\$ 89,250.00) due and payable

in 120 monthly installments of principal and interest of One thousand, three hundred thirty-two and 60/100 (\$1,332.60) each commencing on October 26, 1983, and continuing on the 26th day of each month thereafter until paid in full, all payments to be made no later than September 26, 1993.

~~with interest thereon from~~

~~the date hereof~~

~~until the same is 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, the Mortgagee's heirs, 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:

ALL that certain piece, parcel or lot of land located at the southwest corner of East Washington Street and being more particularly described according to a plat entitled "Property of Compressor Corp. of America" said plat being dated June 2, 1964, and recorded in the RMC office of Greenville County in Plat Book GG at Page 150 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the south side of East Washington Street and running thence S. 18-30 W. 175.9 feet to an iron pin; thence S. 70-0 E. 34 feet to an iron pin on Mordecai Street; thence with Mordecai Street N. 17-38 E. 169.5 feet to an iron pin; thence with the intersection of Mordecai Street and Washington Street N. 27-58 W. 14 feet; thence with East Washington Street N. 73-27 W. 22.3 feet to an iron pin, the point of BEGINNING.

Being the same property conveyed to the Mortgagor herein by Deed of E. Hays Reynolds, III, individually and as Custodian for Harry Neil Reynolds and Jacqueline Graham Reynolds; Susan Reynolds Broom; John Alexander Reynolds; Harry Neil Reynolds and Jacqueline Graham Reynolds dated the 27 day of September, 1983, and recorded in the office of the RMC for Greenville County in Deed Book 1197 at Page 206.

RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS
GREENVILLE COUNTY, SOUTH CAROLINA
SEP 27 1983 2 35 72 PM

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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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