

STATE OF SOUTH CAROLINA
COUNTY OF GreenvilleFILED
GREENVILLE CO. S. C.
MAY 3 9 14 AM '34MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, John J. Petrick and Charles H. Rolfe

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolyn S. Hicks

(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 Fifty Thousand Two Hundred Ninety and NO/100

Dollars (\$ 50,290.00) due and payable

in accordance with terms of note of even date herewith.

with interest thereon from date hereof at the rate of 11 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:

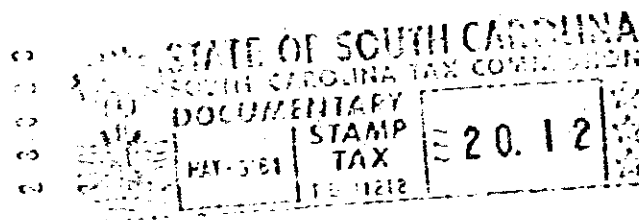
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being described on a survey made by Dalton and Neves in February, 1927 and having the following metes and bounds to wit:

Beginning at a point on the southern side of West Earle Street at the joint front corner of this lot an lot owned by E. E. Scott, said point being 60 feet west of the southwestern intersection of West Earle Street with Townes Street and running thence with the joint side line of said lots S. 6-47 W., 200 feet to a point at the joint rear corner of said lots; thence N. 83-13 W., 71 feet to a point at the joint rear corner of this lot and lot owned by Jeanne D. Threatt; thence with the joint side line of this lot and the Threatt lot N. 06-47 E., 200 feet to a point on the southern side of West Earle Street at the joint front corner of this lot and the Threatt lot; thence with the southern side of West Earle Street S. 83-13 E. 71 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of the mortgagee to be recorded simultaneously herewith.

This is a purchase money mortgage.



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.