

FILED
GREENVILLE CO. S. C.

BOOK 1319 PAGE 849

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

AUG 16 10 33 AM '74
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, B. J. Fuller and Frieda S. Fuller

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Company

(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 and no/100-----Dollars (\$ 50,000.00) due and payable

Six (6) months from date

with interest thereon from date at the rate of 10% per centum per annum, to be paid:

According to the terms of said note

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 the City of Greenville, being known and designated

as Lot No. 2, Block 14 of a subdivision known as Boyce Lawn Addition according to a plat thereof dated April 2, 1908, prepared by J. T. Lawrence and recorded in the R.M.C. Office for Greenville County in Plat Book A at Page 179 and having according to a more recent survey prepared May 28, 1970 by C. O. Riddle, R.L.S., the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Pettigru Street at the joint front corner of Lots Nos. 1 and 2 which iron pin is located 71.67 feet east from Boyce Avenue and running thence with the joint line of Lots Nos. 1 and 2 S. 14-46 E. 194.4 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; running thence with the rear line of Lot No. 2 N. 76-45 E. 66.67 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; running thence with the joint line of Lots Nos. 2 and 3 N. 14-46 W. 194.4 feet to an iron pin on the south side of Pettigru Street; thence with the south side of Pettigru Street S. 76-45 W. 66.8 feet to the point of beginning.

Being the same property conveyed to B. J. Fuller and Frieda S. Fuller by deed dated April 5, 1972 by Joseph D. Germino and Dorothy R. Germino which deed is recorded in the R.M.C. Office for Greenville County in Deed Volume 940 at Page 179.



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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