

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, --I, Annette Butler, Individually and as Executrix of the Estate of John Butler, Dec'd.,--
(hereinafter referred to as Mortgagor) is well and truly indebted unto --Wm. Byrd Traxler--

(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

--Six Hundred and No/100-- Dollars (\$600.00--) due and payable
on or before May 4, 1976 in equal monthly installments of Fifty and No/100
(\$50.00) Dollars commencing on June 4, 1975 and an equivalent amount on the
4th day of each consecutive month thereafter until the balance due is paid
in full
with interest thereon from May 2, 1975 at the rate of nine (9%) 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, City of Greenville, (formerly West Greenville), known as No. 16 on map of West Greenville, and described as follows:

BEGINNING at a point on the south side of Doe Street at corner of lot formerly owned by Lula J. Griffin and now occupied as a store; thence in an easterly direction with Doe Street, 47½ feet to a point; thence in a southerly direction parallel with the Griffin line, 96 feet to a stake; thence parallel with Doe Street in a westerly direction, 47½ feet to a stake; thence 96 feet in a northerly direction with the Griffin line to the beginning corner.



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 hereinafore 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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