



STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

WHEREAS, Malcolm G. Sanders and Sybil Sanders

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. W. Brickle

(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

One Hundred & 00/100 -----Dollars (\$100.00) due and payable

with interest thereon from 1-08-76 at the rate of None per centum per annum, to be paid: 1-08-77

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 piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, about one mile north of Chick Springs and lying east of Saint Mark Road, and being known and designated as Lot No. 12 and one-half of Lot No. 13, adjacent to each, of a subdivision of the W. B. Williams property and having in the aggregate the following metes and bounds, according to a Plat and survey by H. L. Dunahoo, S. E., January 21, 1947, said Plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "Q" at page 121:

BEGINNING at a stake on the south side of a county road at a corner of Lot No. 11 and running thence with line of Lot No. 11 in a southeasterly direction 150 feet to a stake in line of Lot No. 43; thence with line of Lots Nos. 43 and 42, N. 65-30 E. 75 feet to a stake which is the middle of Lot No. 13; thence in a northeasterly direction 150 feet to a stake on the south side of county road; thence with said county road S. 62-48 W. 75 feet to the beginning corner.

My share in the above described property which is being hereby conveyed, and my right, title and interest therein, were acquired by me through the deed of Margaret S. Sanders, dated July 24, 1961, and recorded in the R.M.C. Office for Greenville County in Deed Book 678 at page 488.



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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