

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
MAR 12 2 23 PM '75  
DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, JEANNE B. GIBSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. A. CUNNINGHAM

(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

TWO THOUSAND TWO HUNDRED AND NO/100-----Dollars (\$2,200.00----) due and payable in full one (1) year after date together

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of eight \_\_\_\_\_ per centum per annum, to be paid: annually.

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, east of Pine Grove Springs Road and adjoining other property now owned by the Mortgagor herein, and having the following metes and bounds according to plat entitled "Property of C. A. Gibson," dated September, 1975, by C. O. Riddle, R.L.S.

BEGINNING at an iron pin located at the northeastern corner of Gibson property (which Gibson property is described in Deed recorded in Deed Book 794, page 393), and running thence S 51-31 E 171.9 feet to an iron pin; thence S 1-57 W 58.5 feet to a point in the line of property shown and designated as Tract No. 4 on plat of G. H. Cunningham Lands recorded in Plat Book UUU, page 39; thence with the line of said Tract No. 4 of G. H. Cunningham lands S 65-15 W 154.4 feet to a point in the line of Gibson property; thence with the line of Gibson property N 1-57 E 85 feet to an iron pin; thence N 1-56 E 145.1 feet to an iron pin at the point of beginning, and containing 0.46 acres according to the aforesaid plat by C. O. Riddle dated September, 1975.



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 is 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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