

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DOHN E. STANKERSLEY  
R.M.C.

14 19 487

WHEREAS, WE, ROBERT W. BINKLEY and SUSAN B. BINKLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. G. WILSON

(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 Seventy Five Thousand and no/100

Dollars (\$ 75,000.00 ) due and payable

in equal monthly installments of \$581.47 on the 10th day of each and every month, with the first such payment to commence on September 10, 1979; payments applied first to interest, balance to principal  
August 7, 1979

with interest thereon from ~~now~~ at the rate of seven (7%) 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, being known as Lot 108 on the southeast side of Plantation

Drive and being shown on plat of Hollytree Plantation, Phase II, Section III, dated August 17, 1977, prepared by Piedmont Engineers and recorded in Plat Book 6-H at Page 10, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Plantation Drive joint front corner of Lots 108 and 109; running thence with Lot 109 S. 60-8 E. 185 feet to an iron pin at the joint rear corner of Lots 108 and 109; thence S. 7-5 W. 40 feet to an iron pin at the joint rear corner of Lots 107 and 108; thence with Lot 107 N. 70-47 E. 168.23 feet to an iron pin on the northeast side of Greenview Court; thence with said Court N. 51-47 W. 35 feet to an iron pin; thence with said Court S. 82-25 W. 35 feet to an iron pin; thence still with said Court N. 51-20 W. 15 feet to an iron pin; thence N. 6-21 W. 35.36 feet to an iron pin on the southeast side of Plantation Drive; thence with said drive N. 38-38 E. 25 feet to an iron pin; thence with said drive N. 31-41 E. 125 feet to the point of beginning.

Being the identical property conveyed to Mortgagors instant date by deed of John M. Schmitt and Nannette M. Schmitt, to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA  
RECORDS & DEEDS DIVISION  
DOCUMENTARY  
TAX  
STAMP  
12 00 00

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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