

MORTGAGE OF REAL ESTATE--Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

BOOK 1433 PAGE 680

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DECEMBER 30 AM '79

DONNA WILKINS WILKINS

WHEREAS, DOUGLAS M. WILSON, EDWARD W. CLAY, JR. and JOE G. THOMASON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. J. MARTIN and JOE O. CHARPING,

(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

TWENTY-THREE THOUSAND AND NO/100-----Dollars (\$ 23,000.00) due and payable

according to the terms of the promissory note,

with interest thereon from date at the rate of eleven(11%)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, 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, within the corporate limits of the City of Greenville, and being known and designated as Lot No. 14 of a subdivision known as Essex Court, a plat of which is recorded in the RMC Office for Greenville County in Plat Book W at page 31, and having the following metes and bounds, to-wit:

Beginning at a point on the western side of Essex Court at the joint front corner of Lots 13 and 14, and running thence with the western side of Essex Court, N. 3-45 W. 65 feet to a point at the joint front corner of Lots 14 and 15; thence S. 86-15 W. 100.7 feet to a point at the joint rear corner of Lots 14 and 15; thence S. 3-45 E. 65.04 feet to a point at the joint rear corner of Lots 13 and 14; thence N. 86-15 E. 102.8 feet to the point of beginning.

This is the same property conveyed to the mortgagors by the mortgagees herein by deed of even date to be recorded herewith.

MORTGAGEES' ADDRESS:
23 Cunningham Road
Taylors, S. C. 29687

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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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