

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1492 PAGE 572

JAN 7 12 10 PM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LUCILLE H. ROPER

(hereinafter referred to as Mortgagor) is well and truly indebted unto

C. L. MULLENIX and JULIE S. MULLENIX

(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 SEVEN HUNDRED

Dollars (\$ 2,700.00) due and payable

in twelve (12) equal, consecutive monthly installments of \$234.88, beginning February 4, 1980, and continuing thereafter until paid in full; payments to apply first to interest, the balance to principal

with interest thereon from date at the rate of 8% per centum per annum, to be paid: monthly Borrower reserves the right to anticipate in full or in part at any time without penalty.

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~~ and Township of Greenville, being shown and designated as Lot 11 on a Plat of Property of Julia D. Charles, recorded in the RMC Office for Greenville County in Plat Book E, at Page 259, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Georgia Avenue at the joint front corner of Lots 9 and 11, and running thence along Georgia Avenue, N 9-30 W, 80.9 feet to an iron pin at the joint front corner of Lots 11 and 13; thence along the joint line of said Lots, S 71-0 W, 200 feet to an iron pin at the joint corner of Lots 11, 13, 10 and 12; thence along the line of Lot 10, S 9-30 E, 80.9 feet to an iron pin at the joint corner of Lots 10, 8, 9 and 11; thence along the joint line of Lots 9 and 11, N 71-0 E, 200 feet to an iron pin the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of C. L. Mullenix and Julie S. Mullenix, dated August 13, 1979, recorded January 7, 1980, in Deed Book 1118, at Page 445.

THIS IS A PURCHASE MONEY MORTGAGE.

GCTD
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STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
DOCUMENTARY
STAMP
FEB 10 1980
\$ 1.08

4.000CT

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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