

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE, S.C.
JUL 23 1980
DONALD W. WILKINS
CLERK

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. ERIC KINDBERG

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

(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 TEN THOUSAND AND NO/100-----

Dollars (\$ 10,000.00---) due and payable

in 180 monthly installments for principal and interest of \$120.02 each beginning August 1, 1980, which if not paid sooner, the final payment shall be due July 1, 1995.

with interest thereon from date at the rate of 12% per centum per annum, to be paid: as stated above.

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, Chick Springs Township, in the City of Greer, and on the North side of Mayfield St., and bounded by lands of Littlefield on the West, Annie P. Gash on the North, D.A. Lister and others on the East, and Mayfield Street on the South, having a frontage on the said Mayfield St. of 79 feet more or less and a depth of 168 ft. more or less, by a width of 60 ft. more or less and by a depth on the East side of 211 ft. more or less and being a portion of the lot conveyed to J.M. Gash by J.D. Mayfield as shown by deed recorded in the Office of R.M.C. in and for Greenville County, save and except, and it is so understood and agreed, that a right of way of ten feet wide (10') and along the entire length of the western side of this lot adjoining Littlefield land, is to be and remain open for the benefit of the lot north of the above described lot as a means of ingress and egress to Mayfield Street.

DERIVATION: This being the same property inherited from W.A. Golden on June 15, 1958. See his Probate File in Apartment 765, File 5, Greenville County Probate Court.

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RECORDED IN SOUTH CAROLINA
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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 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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