

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
JAN 22 10 41 AM '81
DONNIE S. TAYLOR
R.M.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1530 PAGE 730

S. Main St
Fountain Inn SC
29644

WHEREAS, FLORENCE K. WILBORSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto SMITH & BROOKS, INC., Trustee

(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 FOUR THOUSAND FOUR HUNDRED FORTY THREE AND 40/100 ----- Dollars (\$ 4,443.40) due and payable

as per Note executed this date.

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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,

ALL that certain piece, parcel or lot of land, with improvements thereon, lying, being and situated in Fairview Township, near the Town of Fountain Inn, County of Greenville, State of South Carolina, and being known and designated as Lot No. 19 on a plat of Golden Strip Subdivision recorded in Plat Book TT at Page 19, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Wenck Circle at the joint front corner of Lots 18 and 19, and running thence along the line of Lot 18, N. 23-20 E., 257 feet to an iron pin at the rear corner of Lot 18; thence N. 80-41 E. 95 feet to the rear corner of Lot 20; thence along the line of Lot 20, S. 23-20 W., 308.4 feet to an iron pin on the northern side of Wenck Circle; thence with the Northern side of said circle, N. 66-40 W., 80 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of Robert Wayne McAdams and Patricia Ann W. McAdams recorded in deed book 1096 at page 970 on February 14, 1979, in the R.M.C. Office for Greenville County, South Carolina.

GCTO --- 1 JA2281 1210

RECORDED
JAN 22 1981
R.M.C. OFFICE
GREENVILLE, S.C.

Together with all and singular rights, members, hereditaments, 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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