

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE S.C.  
MORTGAGE OF REAL ESTATE  
FEB 27 11 00 AM 1981 FROM THESE PRESENTS MAY CONCERN:  
GONNIE L. TANNAERSLEY  
R.M.C.

WHEREAS, I, G. Thomas Harper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mildred E. Whitmire

(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-eight Thousand Seven Hundred Fifty and no/100 Dollars (\$ 78,750.00 ) due and payable

AS PROVIDED IN SAID PROMISSORY NOTE

with interest thereon ~~from~~ <sup>said Note</sup> provided in/ ~~xxxxxxx~~ ~~xxxxxxx~~

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, on the Southeastern corner of

McDaniel Avenue and Lanneau Drive and known as Lot no. 1 of the property of W. E. Razor and shown and designated as Lot No. 3 on a plat of property of Mrs. B. T. Whitmire prepared by Freeland and Associates, Surveyors, dated December 3, 1980, and recorded in Plat Book 94, at Page 85 in the R.M.C. Office for Greenville County, South Carolina and according to said plat having the following measurements and boundaries, to-wit:

BEGINNING at an iron pin at the Southeast corner of McDaniel Avenue and Lanneau Drive, the Northwestern corner of the herein described tract; thence running along the South side of Lanneau Drive South 68-16 East 163.48 feet to an iron pin; thence running along the common line of the herein described tract and property now or formerly of Gowan South 19-11 West 73.24 feet to an iron pin; thence running along the common line of the herein described lot and Lot No. 4 North 68-16 West 150.2 feet to an iron pin on the East side of McDaniel Avenue; thence running along the East side of McDaniel Avenue North 8-59 East 75.03 feet to the point of BEGINNING.

This conveyance is made subject to any and all easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises. This conveyance is further made subject to any and all restrictions and/or covenants affecting such property as may appear of record and to the zoning ordinances of the City of Greenville, County of Greenville, as may affect such property.

This is the identical tract of land conveyed to Mortgagor herein named by deed of this date from Mildred E. Whitmire and being recorded simultaneously herewith in the office of the R.M.C. for Greenville County, South Carolina in Deed Book 1143, at Page 365.

Mortgagor agrees that until Mortgagee receives full payment hereunder, no major structural changes will be made to the secured property, e. g. tearing out walls, without approval from Mortgagee.

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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