

MORTGAGE OF REAL ESTATE

REC: 1540 PAGE 464

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
1 34 PM '81
SHERIDAN FOWLER-FARR
H.M.C.

WHEREAS, I, Sheridan Fowler-Farr

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dr. McMurry Wilkins, Jr.

(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 THOUSAND AND NO/100 ----- Dollars (\$ 20,000.00) due and payable

One (1) Year from date, plus interest. The amount due under this Mortgage cannot be prepaid before January 1, 1982.

with interest thereon from date at the rate of 10% per centum per annum, to be paid: annually

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, Greenville Township, being known and designated as Lot No. 21 of subdivision known as Hillside Heights of the Overbrook Property as shown on plat thereof recorded in RMC Office for Greenville County in Plat Book F, page 100, and being located on CONVERSE STREET.

ALSO: ALL that certain piece, parcel or lot of land in State of South Carolina, County of Greenville, City of Greenville, on southwest side of Hampton Avenue and being more particularly described as follows, to wit:

BEGINNING at iron pin on southwest side of Hampton Avenue at point approximately 162.7 feet from north side of Mulberry Street and running thence S. 55-3/4 W. 223 feet more or less to iron pin; thence N. 34-1/4 W. 58 feet more or less to iron pin; thence N. 55-3/4 E. 223 feet more or less to iron pin on southwest side of Hampton Avenue; thence along line of said Hampton Avenue S. 34-1/4 E. 58 feet more or less to beginning corner.

ALSO: ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in City of Greenville, designated as Lot No. 14, subdivision of W. H. Irvine Lands, as according to plat recorded in the RMC Office for Greenville County in Plat Book A, page 163., LOCATED ON DUNBAR ST.

ALSO: ALL that lot of land in Greenville County, South Carolina, on southern side of Dunbar Street in City of Greenville, being shown as Lot 15 on plat of Dunbar Street property recorded in Plat Book A, at page 163.

This being the same property conveyed to the Mortgagor herein by deed of Dr. McMurry Wilkins, Jr. recorded simultaneously with this mortgage.

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STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
DOCUMENTARY
STAMP
PAY \$11 TAX \$00.00

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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