

MORTGAGE OF REAL ESTATE -

BOOK 1551 PAGE 141

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.

WHEREAS,

MARK D. MULLINAX AUG 27 11 26 AM '81

DONNIE S TANKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted to C ARNOLD E. MULLINAX

(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 ONE HUNDRED FIFTY AND NO/00 ----- Dollars (\$ 2,150.00 ----) due and payable

Within three (3) years;

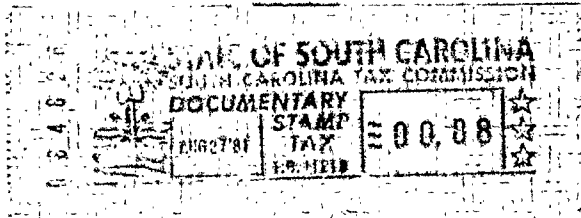
with interest thereon from DATE at the rate of FIFTEEN per centum per annum, to be paid: within 3 years.

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, Town of Simpsonville, Austin Township, on the Southwest side of Larchwood Drive, being shown and designated as Lot No. 670, Section VI, Sheet 2 of 2, Westwood Subdivision, as shown on plat thereof recorded in Plat Book 5P at page 35 in the RMC Office for Greenville County, South Carolina. Reference is hereby made to said plat for a more particular description.

This is the identical property conveyed to the mortgagor, Mark D. Mullinax, and Janece H. Mullinax, by deed of Builders & Developers, Inc., recorded in Book 1062 at page 235 on August 10, 1977, in the RMC Office for Greenville County; and by a later deed from Janece H. Mullinax conveying her one-half interest in said property to Mark D. Mullinax, said deed being recorded of even date herewith.



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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.