

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 21 4 52 PM '81
MORTGAGE OF REAL ESTATE

DONNIE LANKERSLEY
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ELIZABETH D. HARMON

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARY NELLE SOUTHERLIN

(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 THIRTY-FIVE THOUSAND and No/100ths-----

Dollars (\$35,000.00) due and payable

according to the terms set forth in her certain promissory note

with interest thereon from date at the rate of twelve per centum per annum, to be paid: monthly

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 piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, about three (3) miles Northwest of the City of Greenville, and being Lot No. 97 of a plat made by Dalton and Neves, September 1925, and recorded in the RMC Office for Greenville County in Plat Book G at page 112, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southwest side of Buncombe Road, also corner of Lot No. 96; thence with Buncombe Road N. 58-05 W. 60 feet to an iron pin, also corner of Lot No. 98; thence with joint lines of Lot No. 98 S. 33-50 W. 185 feet to an iron pin in the line of Lot No. 95; thence with the line of Lot No. 95 S. 58-05 E. 60 feet to an iron pin, also corner of Lot No. 96; thence with joint line of Lot No. 96 N. 33-50 E. 185 feet to an iron pin on the Buncombe Road, the beginning corner.

ALSO:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 98 of the Colonia Company as per revised plat of Dalton & Neves, Engineers, made February 1938, and being more particularly described as follows:

BEGINNING at an iron pin on the South side of Buncombe Road, said pin being 121 feet West of the corner of said Buncombe Road and Donnybrook Street, this being the corner of Lot No. 97, and running thence S. 33-50 W. 176.3 feet to an iron pin on the line of Lot No. 95, and running thence N. 58 W. 81.2 feet to an iron pin on the line of property of W. N. Miller; thence N. 42-50 E. 175.8 feet to an iron pin on the Buncombe Road; thence with the South side of Buncombe Road S. 62 E. 54 feet to the point of beginning.

The above described properties are the same conveyed to Elizabeth D. Harmon by deed of Mary Nelle Southerlin of even date herewith to be recorded simultaneously.

The mortgagor reserves the right to have released from the lien of this mortgage upon payment of the December 1, 1981 \$5,000.00 payment, Lot No. 98 above described, which shall include sufficient property to clear a garage apartment which encroaches on the part of adjoining property. The release will be prepared the purchaser's expense based upon a survey at the purchaser's expense.

Mortgagee's address: 1346 W. Main St. Greenville S.C. 29611

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX \$ 14.00
OCT 23 1981

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

0758

4328 RV-2