LAW OFFICES OF LATHAN, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

OR:

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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10 S.C.

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MORTCAGE OF REAL ESTATE

ONVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Ulysses M. Greene, Jr.

thereinafter referred to as Mortgagor) is well and truly indebted unto Charles E. Sears and Patsy G. Sears

(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 Fourteen Thousand and No/100------

----- Dollars (\$ 14,000.00 ) due and payable

on demand with no interest.

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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's heirs, successors and assigns:

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ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Great Glen Court, and being known and designated as the greater portion of Lot 61 on plat of DEL NORTE ESTATES, recorded in the RMC Office for Greenville County in Plat Book WWW at Pages 32 and 33, and being shown on a revised plat of Lots 60 and 61, recorded in Plat Book 4-I at Page 99, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Great Glen Court, the joint front corner of Lots 60 and 61, and running thence S.60-12 W. 72.32 feet to an iron pin; thence S.53-59 W. 76.72 feet to an iron pin at the joint rear corner of said Lots; thence S.21-27 E. 85 feet to a point in line of Lot 63; thence along the line of Lots 63 and 62, N.45-57 E. 138.8 feet to a point on the western side of Great Glen Court; thence along said Great Glen Court, S.29-04 E. 47.2 feet to a point; thence still with Great Glen Court, S.31-55 E. 62.8 feet to the point of beginning.

THIS is the same property as that conveyed to Ulysses M. Greene, Jr. and Barbara P. Greene by deed of Venna G. Howard recorded in the RMC Office for Greenville County in Deed Book 911 at Page 580 on March 31, 1971, and Barbara P. Greene subsequently conveyed her one-half interest to Ulysses M. Greene, Jr. by deed recorded in said RMC Office in Deed Book 1110 at Page 642 on August 31, 1979.

THE mailing address of the Mortgagees herein is: 604 Great Glen Court,
Greenville, S. C. 29615

DOCUMENTARY TO U.S. HUSTON

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 is 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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