

MORTGAGE OF REAL ESTATE

REC-1559-103376

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEC 17 10 00 PM '82

S. C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, KILL INVESTMENTS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto WALTER WILDER, 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 Sixty-five thousand and no/100-----

-----Dollars (\$65,000.00 ) due and payable in 180 consecutive monthly installments of Six hundred fifty-nine and 27/100 (\$559.27) Dollars each, due and payable upon the fifteenth day of each month, commencing January 15, 1983,

with interest thereon from at the rate of nine (9%) 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 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, lying and being at the northeasterly corner of the intersection of Augusta Street and Haynie Street in the City of Greenville, South Carolina, and being designated on the Block Book as 91.1-6-7, said lot fronting 72 feet more or less on Augusta Street and having a uniform depth of 170 feet, more or less, southerly line of said lot being Haynie Street and being 72 feet, more or less, across the rear.

DERIVATION: This being the same property conveyed to the Mortgagor herein by virtue of a deed from Walter Wilder, Jr. to be recorded herewith.

Walter Wilder, Jr.  
P. O. Box 1082  
Greer, South Carolina 29651

GCTO -----3 DE17 82 082

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
25.00

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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