STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CRUENVEL 120. S.C

WHEREAS, SRI PARKASH GUPTA AR 29 8 46 AH 184

date

DONAIT S. FAT KERSLEY (hereinafter referred to as Mortgagor) is well and truly indebjed(up) STEVEN J. LEFEVRE

(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 Ten Thousand and no/100's ------

----- Dollars (\$ 10,000.00 ) due

due and payable

with interest thereon from to said Note.

at the rate of 9.5

per centum per annum, to be paid: according

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 Mortgagoe 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, in the Town of Simpsonville, being shown and designated as Lot No. 153, on plat of Section No. 2, Bellingham Subdivision, recorded in the RMC Office for Greenville County, in Plat Book 4-N, at Page 79, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Brookmere Road, at the joint front corner of Lots Nos. 152 and 153, and running thence along the joint line of said lots, S 3-00 E., 174.0 feet to an iron pin; thence S. 79-50 W. 75 feet to an iron pin; thence N. 60-49 W. 50.7 feet to an iron pin at the joint rear corner of Lots Nos. 153 and 154; thence with the joint line of said lots, N. 13-23 E. 172.2 feet to an iron pin on the Southerly side of Brookmere Road; thence with the curve of Brookmere Road (the chord of which is S. 77-24 E.) 33.9 feet to an iron pin; thence continuing with the curve of Brookmere Road (the chord of which is N. 86-19 E.) 36.1 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by Deed of even date to be recorded herewith.

DOLUMENTARY \$ 04.00 €

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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 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 Mortgagoe Lorever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

4328 W.Z

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