

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, M. L. DUNNELL, JR. of the County of Greenville,

hereinafter referred to as Mortgagor) is well and truly indebted unto ERIC S. JOURNAL, JR. of the County of Greenville, South Carolina, the Estate of ERIC S. JOURNAL, JR. of the County of Greenville, South Carolina

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 Seven Thousand and No/100

Dollars (\$ 7,000.00) due and payable

in Three (3) Annual equal installments of \$2,333.33 beginning October 31, 1975 with interest at eight and three-fourths percent per annum on the unpaid balance.

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

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor 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 land 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, near the City of Greenville, being known and designated as Lot #36, of a subdivision known as Homestead Acres, Section 11, as shown on a plat by Piedmont Engineering Service, dated April 16, 1968, and recorded in the REC Office for Greenville County in Plat Book XX, at Page 143, and being, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Haverhurst Drive, joint front corners of Lots #35 and #36, and running thence along the joint line of said lots, S. 87-50 W. 238.6 feet to a point in a branch; thence following the meanders of said branch, a traverse line being N. 7-36 W. 30.4 feet to a point in said branch at the joint rear corner of Lots #36 and #37; thence along the joint line of said lots, N. 17-10 E. 247.2 feet to an iron pin on the Western side of Haverhurst Drive; thence along the Western side of Haverhurst Drive, S. 2-10 E. 90.0 feet to an iron pin, point of beginning.

S. 280



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

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