

Grantee's address: 224 Donnington Drive, Kingsgate Subdivision, Greenville, S.C.

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

BOOK 1374 PAGE 198

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG } 2 12 12 PM '76  
DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JEAN CLAUDE PERON and JOELLE M.

PERON (hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK (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 Fifty Two Thousand Two Hundred and No/100 ----- DOLLARS (\$52,200.00 ) with interest thereon from date at the rate of 8 3/4 per centum per annum, said principal and interest to be repaid as follows: Payable in equal monthly installments, including principal and interest, of \$410.68, with the first of such monthly installments due on September 10, 1976 and the final installment on August 10, 2006.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land, situate, lying and being on the eastern side of Donington Drive, County of Greenville, State of South Carolina, being shown and designated as Lot 55 on a plat entitled Kingsgate by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, South Carolina in Plat Book WWW, Pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Donington Drive, joint front corner of Lots 54 and 55, and running thence along the common line of said Lots N. 77-35 E. 159.1 feet to a point; thence running S. 12-11 E. 125.0 feet to a point; thence running along the common line of Lots 55 and 56 S. 77-35 W. 158.4 feet to a point on the eastern side of Donington Drive; thence along Donington Drive N. 12-30 W. 125.0 feet to the point of beginning.

This is the same property conveyed to the Grantors herein by deed of Jack E. Shaw Builders, Inc., recorded March 13, 1970 in the Office of the RMC for Greenville County in Deed Book 886 at Page 51.

320.88



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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