

1977 MAR 28

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
MAR 28 2 51 PM '77

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, SCARLETT P. IRBY R.M.C.  
DONNIE S. TANKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto CATHERINE D. MUNDY

(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

ONE THOUSAND ----- Dollars (\$ 1,000.00 ) due and payable  
\$300.00 on or before April 10, 1977 and the balance in payments of \$50.00 per month plus interest, beginning May 10, 1977 and continuing until paid in full

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 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, the Mortgagee's heirs, 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, on the north side of Pleasant Ridge Avenue, and being known and designated as the eastern one-half (1/2) of Lot 6 and the western one-half (1/2) of Lot 5, as shown on a plat of Pleasant Valley, made by Dalton & Neves, April, 1946, and recorded in the RMC Office for Greenville County in Plat Book "P" at page 93, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Pleasant Ridge Avenue in the center of the front line of Lot 6, said pin being 384.5 feet east from the northeastcorner of Pleasant Ridge Avenue and Long Hill Street; and running thence through the center of Lot 6, N. 0-08 W. 160 feet to an iron pin; thence N. 89-52 E. 60 feet to an iron pin in the center of the rear line of Lot 5; thence through the center of Lot 5, S. 0-08 E. 160 feet to an iron pin on the north side of Pleasant Ridge Avenue, on the center of the front line of Lot 5; thence along the north side of Pleasant Ridge Avenue, S. 89-52 W. 60 feet to the beginning corner.

This mortgage is junior in lien to that certain mortgage held by Cameron Brown Company in the original amount of \$11,550.00 dated 7/14/72 recorded 7/17/72 in vol. 1241 page 113.

This the same property conveyed to Mortgagor by deed of Dorothy C. McDonald Wooten recorded March 28, 1977.

DOCUMENTARY STAMP  
\$ 00.40

Catherine D. Mundy  
10 East Lewis Plaza  
Greenville, S. C.

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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