

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Rebecca S. Bungle & Lawyer Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto Nellie Faye Carroll

(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

Six thousand four hundred thirty three & 69/100 Dollars (\$6,433.69) due and payable

with interest thereon from 11/1/83 at the rate of 9% per centum per annum, to be paid: (inclusive)

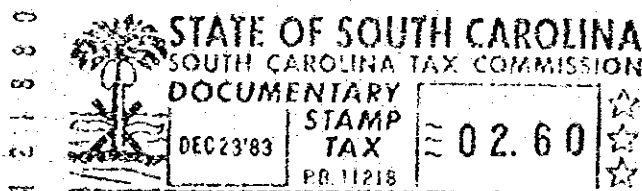
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 to wit:

A certain lot or tract of land in the County of Greenville, State of South Carolina, Greenville Township, just beyond the corporate limits of the City of Greenville, County and State aforesaid, now West Greenville, on Perry Avenue, Beginning at a stake on Perry Avenue 50 feet from corner Lot No. 34 (corner lot conveyed to W.H. Griffin, see Deed Book 55 at page 191) and runs thence in a westwardly direction along Perry Avenue 50 feet to Lot No. 36; thence S. 22 1/2 W. 191 feet; thence in a line parallel with Perry Avenue 50 feet to lot of W.H. Griffin; thence N. 22 1/2 E. 191 feet to beginning corner, being part of Lot No. 35 and of a fifty foot street which has never been opened nor used, being the western part of Lot No. 35.

This is the same property conveyed to us by Mortgagee by deed dated 11/1/83 and recorded in Deed Book 1203 at page 176.



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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 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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