

WILLIAM R. RECTOR, 322 LAKEWOOD CIRCLE, GREENVILLE S.C. 29651

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
JUN 4 8 48 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Michael James Ellison and Deborah Faye Ellison

(hereinafter referred to as Mortgagor) is well and truly indebted unto William R. Rector and Willie Mae Rector

(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 ---Five Thousand Five Hundred and NO/100---

Dollars (\$ 5,500.00) due and payable

in monthly installments of \$116.86 each, first payment due July 1, 1979, and to continue on the same day of each and every month thereafter until paid in full; entire balance of principal and interest, if not paid sooner, due and payable five (5) years from date,

with interest thereon from date at the rate of -10- per centum per annum, to be paid: in said monthly installments,

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, on the eastern side of Galewood Drive, and being shown and designated as Lot No. 6 on Plat entitled MORROW ESTATES, prepared by Jones Engineering Service, dated June 1966, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "000", at Page 157, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Galewood Drive at the joint front corner of Lots Nos. 6 and 7 and running thence with the common line of said lots N. 84-46 E., 342.9 feet; thence S. 2-23 E. 300.4 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; thence with the common line of said Lots S. 84-46 W. 320 feet to an iron pin on the eastern side of Galewood Drive; thence with the eastern side of said Drive N. 5-14 W., 300 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is that same property conveyed to Mortgagors by deed of William R. Rector and Willie Mae Rector to be recorded herewith.

MORTGAGEE ADDRESS: 322 LAKEWOOD CIRCLE, GREER, S.C. 29651

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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
\$ 2.20

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

2.650 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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