MORTGAGEE'S ADDRESS: Route 5, State Park Road, Greenville, S. C. 2960 00: 1506 FASE 376 MORTGAGE OF REAL ESTATE-Offices of Leatherwood CWalker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

98' U<u>s.</u> (318::

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

WHEREAS, Paul Eugene Wilson and Patricia B. Gagnon

(hereinaster referred to as Mortgagor) is well and truly indebted unto Minnie Lee Crumley Fortner

(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 Twenty Nine Thousand and No/100ths-----

Dollars (\$ 29,000.00) due and payable

with interest thereon in accordance with the terms of said note, the maturity date of which, if not sooner paid, is July 1, 2010.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 scaling 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

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Northwesterly side of Parkins Mill Road (formerly known as Dakota Avenue), in the City of Greenville, South Carolina, being shown as Lot No. 3 on the plat of Knob Hill as recorded in the RMC Office for Greenville County, S. C. in Plat Book "DD", page 163, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Parkins Mill Road (formerly known as Dakota Avenue), said pin being located at a point 77 feet Southwest of the Westerly corner of the intersection of Parkins Mill Road and Plymouth Avenue and being the joint front corner of Lots Nos. 2 and 3, and running thence along the Northwesterly side of Parkins Mill Road, S. 33-35 W. 77 feet to an iron pin, joint front corner of Lots Nos. 3 and 4; thence along the joint line of Lots Nos. 3 and 4, N. 56-05 W. 200 feet to an iron pin in the line of Lot No. 5; thence along the line with Lot No. 5, N. 33-35 E. 77 feet to an iron pin, joint rear corner of Lots Nos. 2 and 3; thence along the joint line of Lots Nos. 2 and 3, S. 56-05 E. 200 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Minnie Lee Crumley Fortner dated June 27, 1980 to be recorded herewith.

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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 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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