STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

12 42 Box 381 Simpsimile SC 29681 3 PH 1870 ALL WHOM THESE PRESENTS MAY CONCERN: 30011506 FASE 827

WHEREAS, FRANCES S. WRIGHT

(herminafter referred to as Mortgagor) is well and truty indebted un to E.G. WHITMIRE, JR.

(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 THREE THOUSAND AND NO/100 -----._____Dollars (\$ 3,000.00) due and payable

In 96 monthly installments of \$ 45.52 each, with each payment to represent its amortized share of principal and interest at 10% per annum with the first payment to be due July 1, 1980.

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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 texes, 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 Mortgages, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truty 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, sall and release unto the Mortgagee, its successors and as-

"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,

ALL that certain piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina, located in the North side of Moore Street in the Town of Simpsonville, adjoining other lands of grantor and being more fully described as follows:

BEGINNING at an iron pin on the north side of Moore Street, said pin being 96.5 feet east of the intersection of Hedge Street and Moore Street and running thence N. 77 E. 48 feet to an iron pin; thence N. 14 3/4 W. 80 feet to an iron pin; thence S. 77 W. 48 feet to an iron pin; thence S. 14 3/4 E. 80 feet to an iron pin and the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of E.G. Whitmire, Jr., of even date, to be recorded herewith.

Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 fawfully 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 whomspaver fawfully claiming the same or any part thereof.

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