

MORTGAGE OF REAL ESTATE  
 GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

FILED  
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 DONNIE S. TANKERSLEY  
 R.M.C.

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

WHEREAS, I, EUGENE L. DUNN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **WILLIAM BAYLUS PARSONS AND ALTA ALLEN PARSONS McGEACHIE,**

(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

**-ELEVEN THOUSAND & NO/100-**

Dollars (\$ 11,000.00 ) due and payable

as follows: \$6,000.00 to be paid on January 10, 1980, and the balance of principal, i.e. \$5,000.00 to be paid in 60 equal monthly installments of \$103.80, beginning February 10, 1980, and on the 10th day of each month thereafter until paid in full

with interest thereon from **Jan. 10, 1980,** at the rate of **9** per centum per annum, to be paid: **monthly**

from the monthly payment. Mortgagor reserves the right to pay in full any balance due at any time, without penalty. 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, Fairview Township, and on the Southwest side of Main Street, in the Town of Fountain Inn, having the following metes and bounds, to-wit:**

BEGINNING at an iron pin on Main Street, corner with lot formerly belonging to J. A. Marljar (now Curry Estate), building located thereon now occupied by Hudson's Shoe Store; thence running with Main Street N. 37 W. 24 feet to iron pin at corner of Givens lot, building thereon now vacant, formerly occupied by Agnes White Specialty Shop; thence with Givens line S. 53 W. 150 feet to iron pin on Depot Street; thence with Depot Street S. 37 E. 24 feet to iron pin at corner of lot belonging to Curry Estate; thence with Curry Estate line N. 53 E. 150 feet to the beginning point; and bounded by Main Street, Givens lot, Depot Street, and Curry Estate lot.

This being the identical property conveyed this day to the Mortgagor by deed of the Mortgagees, said Deed of Record in the R.M.C. Office for Greenville County in Deed Book 116 at Page 69.

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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 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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