

MORTGAGE OF REAL ESTATE—Prepared by **WILKINS & WILKINS**, Attorneys at Law, Greenville, S.C. 1522 PAGE 470
 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE
 DONALD S. TANKERSLEY R.M.C.

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

WHEREAS, **I, J. H. MORGAN**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **W. W. WILKINS**

(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

Thirty Thousand and no/100-----Dollars (\$ **30,000.00**) due and payable
 six (6) months from date

with interest thereon from _____ date _____ at the rate of **12 1/2** per centum per annum, to be paid:
 semi-annually

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**, near the City of **Greenville** on the north side of **South Valley Drive**, being shown as **Lot No. 68** on a plat of **Riverdale** made by **Dalton and Neves, Engineers**, July 1957, recorded in the **RMC Office for Greenville County in Plat Book "KK", page 107.**

This is the same lot conveyed to mortgagor by **Charles E. Spearman** by deed dated **6/27/80** recorded **6/27/80** in deed vol. **1128** page **308** of the **RMC Office for Greenville County, S. C.**

Mortgagee address;
408 East North Street
Greenville, SC 29601

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY
 STAMP
 TAX \$ **12.00**

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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