

Mortgagee's Address:  
303 South Main Street  
Travelers Rest, SC 29690

FILED  
GREENVILLE CO. S. C.

BOOK 1536 PAGE 980

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

APR 1 3 31 PM '81  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, I, DELL H. EDWARDS

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ethel H. Edwards

(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-eight Thousand and No/100-----Dollars (\$28,000.00 ) due and payable

in monthly installments of \$288.02 to be applied first to interest and then to principal, commencing on the first day of May, 1981, and continuing on the same day of each month thereafter until paid in full;

with interest thereon from date at the rate of 12% per centum per annum, to be paid: per terms of said note

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,

All that piece, parcel or lot of land, lying, being and situated in the Town of Travelers Rest, County and State aforesaid, lying on the East Side of Buncombe Street known as Lot No. 6 as represented on plat made by E.M. Hunt, surveyor, dated March 10th and May 1 and 2nd, 1891. With the following metes and bounds: Beginning at Stone, being North West corner of Lot No. 5 on said Buncombe Street running thence S 62 E 221 feet to stake or stone, thence N28 E. 87 feet to stake or stone thence N. 62 W. 221 feet to said Buncombe Street, thence with said Street S 28 W. 87 feet to beginning corner.

This being the same property conveyed unto the mortgagor by deed of Travelers Rest United Methodist Church, by its Trustees, (formerly Trustees of North Greenville Circuit, Greenville District, South Carolina Conference M.E. Church, South.), recorded April 1, 1981.

If all or any part of the property or an interest therein is sold or transferred by mortgagor without mortgagee's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this mortgage, (b) a transfer by devise or descent or (c) the grant of any leasehold interest of three years or less not containing an option to purchase, mortgagee may at her option declare all the sums secured by this mortgage to be immediately due and payable. Mortgagee shall have waived such option to accelerate if, prior to the sale or transfer, mortgagee and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to mortgagee and that the interest payable on the sums secured by this Mortgage shall be such rate as Mortgagee shall request.

If mortgagee exercises such option to accelerate, mortgagee shall mail mortgagor notice of acceleration by certified mail addressed to mortgagor at the property address. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which mortgagor may pay the sums declared due. If mortgagor fails to pay such sums prior to expiration of such period, Mortgagee may, without further notice or demand on Mortgagor, invoke any remedies permitted by paragraph 6 hereof.

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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