

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

GR: FILED
S. C.
1 38 PH '81
DON: WILSON
M.C.

WHEREAS, We, JAMES B. WILSON, JR. & DORIS B. WILSON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SHARONVIEW FEDERAL CREDIT UNION

(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 TWELVE THOUSAND FIVE HUNDRED AND NO/100-----
Dollars (\$ 12,500.00) due and payable

in monthly installments of \$171.94 per month for 144 months, commencing on May 30, 1981 and continuing at the rate of \$171.94 on the 30th day of each month thereafter until paid in full,
with interest thereon from date at the rate of 13% per centum per annum, to be paid: monthly

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, City of Greenville, on West side of Kent Lane, being shown as Lot 48 on plat of Vista Hills made by Dalton & Neves, Engineers, May, 1946, recorded in the RMC Office for Greenville County in Plat Book P, page 149, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on West side of Kent Lane at joint front corner of Lots 47 and 48 and running thence with line of Lot 47, S. 88-10 W. 175 feet to iron pin; thence S. 1-50 E. 75 feet to iron pin; thence with line of Lot 49 N. 88-10 E. 175 feet to iron pin on West side of Kent Lane; thence along West side of Kent Lane N. 1-50 W. 75 feet to beginning corner.

This being the same property conveyed to James B. Wilson, Jr. by deed of A. L. Tinsley on September 22, 1954, recorded in the RMC Office for Greenville County on September 22, 1954, in Deed Book 508, page 466.

"The entire balance of the note secured hereunder and this mortgage shall be immediately due and payable upon transfer of the property listed."

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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 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 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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