

MORTGAGEE: 101 E. Washington Street, Greenville, South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

REC'D  
S. C.  
PH '81

BOOK 1546 PAGE 535

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EUGENE C. BILLINGSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto AMERICAN FEDERAL SAVINGS & LOAN ASSOCIATION

(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 Nine Thousand Four Hundred Forty Three and 88/100-----

Dollars (\$9,443.88) due and payable

in accordance with terms of note of even date herewith

including  
with interest thereon from date at the rate of 18% per centum per annum, to be paid: monthly

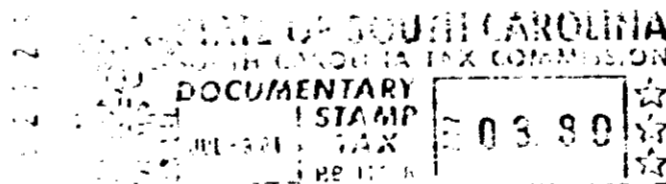
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Greenville Township, being known and designated as Lot No. 71 of Cherokee Park according to a plat recorded in the R.M.C. Office for Greenville County in Plat Book C. Page 96 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Cateechee Road or Street, joint corner of Lots 71 and 72 and running thence S. 78-45 W., 60 feet to an iron pin at the joint corner of Lots 70 and 71; thence along the line of Lot 70 N. 14-15 W., 184 feet to an iron pin; thence N. 75-45 E., 60 feet to an iron pin, joint corner of Lots 71 and 72; thence along line of Lot 72 S. 14-15 E., 188 feet to the point of beginning.

This is the same property conveyed to Lillie A. Billingsley by deed of J. Howard Penland recorded in the R.M.C. Office for Greenville County in Deed Book 798, Page 583 on May 23, 1966. Lillie A. Billingsley died testate in Greenville County, leaving as her sole heir Eugene C. Billingsley as reflected in the Greenville County Probate Court Apartment 1544, File 20.



GOVERNMENT OF SOUTH CAROLINA  
1981 1046

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.

053

4328 RV-2