STATE OF SOUTH CAROLINA COUNTY OF CREENVILLE

DONNIE S. TANKERSLEY

R.M.C.

MORTGAGE OF REAL ESTATE

O ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed Leonard N Guthrie

1977

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Recorded on Oct, 4 See Deed Book # 1066, Page 170 of Greenville County.

WHEREAS, MICKEY A GUTHRIE

(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

SIXTYTHOUSAND SIX HUNDREDAND NO HUNDRED

- Dollars (\$60600,00) due and payable

FIVE HUNDRED AND FIVE (505.00) Dollars and No Cents due on the 29TH of August 1981 an FIVE HUNDRED AND FIVE (505.00) Dollars and No Cents due on the 29th of each month Thereafter until paid in full.

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 BEGINNING at an iron pin on the joint fornt corner of lots 15 and 16 on the Morthern side of Morris Street; and renning thence N. 25-30 E. 211.4 feet to an iron pin on an alley; thence S. 85-34 E. feet to an iron pin. thence s. 13-55w. 275.5 feet to an iron pin on the northern side of Morris street; thence along the Northern side of Morris Street, N. 59-03 W. 47.8 feet to an iron pin; thence continuing along the Northern side of Morris Street; thence along the Northern side of Morris Street, N. 41-58 W. 60 feet to an iron pin, thence consinuing along the Northern side of Morris Street N. 43-41 W. 17 feet to an iron pin, the point of begining.

As a part of the consideration hereof, the Grantee assumes ana agrees to pay, according to its terms that certain note and mortgage give to First Federal Savings & Loan Lasociation recorded In Mortgage Book 968 at Page 541 and mortgage to Childers and Bratton recorded in Mortgage Book 968 at Page 541 and mortgage to Childers and Bratton recorded in Nortgage Book 1027 at page 320.

Being the same property conveyed to the Grantor by deed recorded in Deed Book 888 page 72. This coneyance is made subject to any restrictions and easements that may appear of record in the recorded plat or in the premises.

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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

000 œ