

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
FILED
CO. S. C.
SEP 28 4 50 PM '81

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C & R Properties, Partnership,
DONNIE TANNERSLEY
R.H.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto John L. Wright

(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

Three thousand and no/100----- Dollars (\$ 3,000.00-----) due and payable

one year from date

with interest thereon from at the rate of twelve per centum per annum, to be paid:

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, being shown and designated as Lot 61 on plat of Section 5, Judson Mill Village, recorded in Plat Book K at pages 33 and 34 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of 11th Street at the joint corner of Lots 60 and 61, said pin being 263 feet West from the Northwestern corner of the intersection of 11th Street and Honour Street; thence with the line of Lot 60, N. 1-55 W. 90 feet; thence S. 88-05 W. 70 feet to the corner of Lot 62; thence with the line of Lot 62, S. 1-55 E. 90 feet to a pin on 11th Street; thence with the Northern side of 11th Street, N. 88-05 E. 70 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of September 28, 1981, by John L. Wright.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
SEP 28 21
TAX
P.B. 112:8
01.20

4328 RV-2

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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