

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GOVERNOR S.C. MORTGAGE OF REAL ESTATE
BY 192 TO WHOM THESE PRESENTS MAY CONCERN:
WALKER MITCHELL

WHEREAS, RUFUS PERKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto THEO WALKER MITCHELL, his heirs or assigns:

(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

Two Thousand and no/100----- Dollars (\$ 2,000.00) due and payable

with interest thereon from September 1, 1982 at the rate of 25 per centum per annum, to be paid: at Greenville each first of the month, ending December 1, 1982.

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 certain piece, parcel or lot of land, lying and being in the County of Greenville, State of South Carolina, on the southern side of Woodfin Avenue, being the northern portion of Lot No. 8, as shown on plat of James Birnies' lot, in the City of Greenville, County of Greenville, State of South Carolina, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book C, at Page 200, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Woodfin Avenue at the joint corner of Lot #9, which pin is 70 feet east of the intersection of Woodfin Avenue and Burns Street, and running thence with the line of Lot 9, S. 2-45 E. 100 feet to an iron pin; thence through Lot #8, N. 87-15 E. 50 feet to an iron pin on the line of Lot #7; thence along said line, N. 2-45 W. 100 feet to an iron pin on the southern side of Woodfin Avenue, S. 87-15 W., 50 feet to the beginning corner.

This property is conveyed subject to any protective covenants, easements or rights-of-way affecting same and to such matters as would be disclosed by a current resurvey.

This is the identical property conveyed to the grantor by deed of Frank P. McGowan, Jr., as Master In Equity by deed recorded on July 9, 1981, in Deed Book 1128 at Page 859.

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RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON AUGUST 2, 1982 AT 10:00 AM.

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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