

VOL 1990 PAGE 260

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
RMC REC. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 12 55 PM '81

WHEREAS, ~~JUNIOR UNFRIED~~ WESLEY W. UNFRIED AND DIANE M. UNFRIED,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARSHALL D. WINGO AND BARBARA J. WINGO

(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 FIVE THOUSAND AND NO /100

Dollars (\$5,000.00) due and payable according to the terms of the note signed of even date herewith.

with interest thereon from date at the rate of ten (10) per centum per annum, to be paid: at maturity.

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 with the buildings and improvements thereon lying and being on the easterly side of Creekside Road, near the City of Greenville, South Carolina, and being designated as Lot No. 414 on Map Three, Section II, Sugar Creek, as recorded in the RMC Office for Greenville County, S.C., in Plat Book 7X, Page 2, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Creekside Road, joint front corner of Lots Nos. 414 and 415 and running thence along the common line of said lots S. 67-21-09 E. 176.88 feet to an iron pin in the rear line of Lot No. 409; thence S. 19-06-48 W. 76.56 feet to an iron pin; thence S. 26-13-37 W. 7.44 feet to an iron pin, joint rear corner of Lots Nos. 413 and 414; thence along the common line of said lots N. 75-50-24 W. 175.05 feet to an iron pin on the easterly side of Creekside Road; thence along said Road N. 18-24-13 E. 110 feet to an iron pin, the point of BEGINNING.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

This being the same property conveyed to the Mortgagors by deed of the Mortgagees of even date herewith and recorded in the Office of RMC for Greenville County in Deed Book 1211 at page 606.

Mortgagors: c/o Dot DeLuca  
DeLuca Realty Co. 2557 Wadlington Blvd.  
Greenville, SC 29605

2 MAY 1981 159

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$ 02.00

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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