

FILED  
GREENVILLE CO. S. C.

BOOK 82 PAGE 1565  
BOOK 1580 PAGE 853

SEP 26 12 51 PM '82

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GUILLERMO EDUARDO McCORMICK

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

(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 Fourteen thousand five hundred and No/100

Dollars (\$ 14,500.00 ) due and payable

in accordance with terms of note of even date  
THIS IS THE SAME PROPERTY CONVEYED TO THE MORTGAGOR BY MORTGAGEE RECORDED SIMULTANEOUSLY  
herewith.

This mortgage is junior in lien to that certain mortgage executed in favor of Mid-South Mortgage Company, Inc. recorded in the R.M.C. Office for Greenville County on September 27, 1976, in R. E. Mortgage Book 1378, Page 664.

THIS IS A PURCHASE MONEY MORTGAGE

If any part or all of the property or an interest therein is sold or transferred by Borrower without mortgagee's prior written consent excluding a transfer by devise, descent or by operation of law or the grant of a leasehold interest of three years or less not containing an option to purchase, the mortgagee may, at mortgagee's option, declare the entire sum created by this mortgage due and payable. This may be waived if all parties agree in writing to waive this requirement.

2.0001

10810275  
54301801  
SHARPSHOOTING  
MARION  
GREENVILLE S.C.  
12 00 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

OCT 20 1983  
13015

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$ 05.90  
SEP 20 1982  
R.M.C.

Cancelled  
Donnie S. Tankersley  
R.M.C.

*11/25 Paid in full and satisfied this 18<sup>th</sup> day of October, 1983*  
*Eugenia Wellborn Irwin*

*Kay Smith*  
WITNESS

2 OC 20 83 738

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.