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GREENVILLE CO. S.C.

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DONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John M. Rice,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Audrey Lee Medlin, 3 McDade Street, Greenville, SC 29611

(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 Five Hundred Sixty-Six and No/100 ($5,566.00) Dollars, ~~Dollars ($~~ ~~)~~ due and payable

at the rate of Seventy-Five ($75.00) Dollars per month beginning on October 9, 1980, and payable on the ninth day of each and every month thereafter until paid in full.

~~with interest thereon from the date hereof at the rate of~~ ~~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, and in Greenville Township on the west side of McDade Street, and being known and designated as all of Lot No. 141 and the northern half of Lot No. 142, of Block C, of a subdivision known as "City View", as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book A, at Page 460, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of McDade Street in the center of the front line of Lot No. 142, which point is 175 feet north of the intersection of a new cut road, and running thence on a line through the center of Lot No. 142, N. 89-30 W. 150 feet to an iron pin in the rear line of Lot No. 142 on a 10-foot alley; thence along the east side of said alley, N. 1/2 E. 75 feet to an iron pin at the rear corner of Lot No. 140; thence along the line of said Lot No. 140, S. 89 1/2 E. 150 feet to an iron pin at the corner of said lot on the west side of McDade Street; thence along the west side of McDade Street, S. 1/2 W. 75 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Audrey Medlin, also known as Audrey G. Medlin and Audrey Lee Medlin, dated October 2, 1980, and being recorded simultanteously herewith in Deed Book 1134, at Page 810.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
$7.24

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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