RILEY, RILEY, IANS & STEWART BUOK 10/0 FAGE 351

MORTGAGE OF REAL ESTATE-Prepared by AHARY AND RIEST, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  $S_{LEY}$  TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES M. DUNN AND PEGGY L. DUNN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES H. DUNN AND FRANCES M. DUNN

(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 Twenty-One Thousand and No/100 -----

Dollars (\$ 21,000.00 ) due and payable

in equal, consecutive monthly installments of Two Hundred (\$200.00) and No/100 Dollars, each, without interest.

рессионализирования

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 situate, lying and being in the County and State aforesaid, town of Marietta, on the N/S of Carswell Avenue, being shown as Lot No. Ten (10) on a plat of survey made by Dean C. Edens, surveyor, of the Duff property, recorded in Plat Book FF, Page 404 of the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING on the N/S of Carswell Avenue, joint corners of Lots 10 and 11 and running N. 45 W. 204 feet to a point; thence S. 44 W. 150 feet to a point; thence S. 59-45 E. 183 feet to a point; thence N. 53-45 E. 100 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of James H. Dunn and Frances M. Dunn to be recorded herewith.

The mortgagees' address is 801 Hope Avenue, New Smyrna Beach Florida 32069

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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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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