LAW OFFICES OF THOMAS C. BRISSEY, P.A. FILEO GRISSEY, P.A. F. CO. S. C. MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

AUG 27 10 34 AM '82

MORTGAGE OF REAL ESTATE

DONNIE 5 TANKERSLEX ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C

WHEREAS,

Toni Silver

(hereinaster referred to as Mortgagor) is well and truly indebted unto Robert D. Terrell and Mary I. Terrell

(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 Nine Thousand Nine Hundred Fifty and No/100

Dollars (\$ 29.950.00) due and payable

as set out in promissory note of even date

XWXX XXXXXX XXXXX XXXX

XXXXXXXXXXXXXX

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, the Mortgagee's heirs, 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, on the south side of Morgan Avenue, being shown as Lots 55 and 56 on a plat of Springfield Subdivision prepared by Terry T. Dill, recorded in Plat Book BBB, at page 14 in the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Morgan Avenue at the joint front corner of lots 54 and 55 and running thence with lot 54 S. 1-28 E. 175 feet to an iron pin at the joint rear corner of lots 48, 49, 54 and 55; thence with lots 48 and 47 S. 88-32 W. 250 feet to an iron pin at the joint rear corner of lots 46, 47, 56 and 57, thence with lots 57 and 58 N. 1-]8 W. 175 feet to an iron pin on the south side of Morgan Avenue, thence with said avenue N. 88-32 E. 250 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deed of Robert D. Terrell and Mary I. Terrell of even date to be recorded herewith.

Mortgagee's Address:

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219 Batesview Drive. Greenville, S.C.

Mortgagee herein will continue to make the montly payments to Commercial Credit Corp.

MENTARY STAMP 2 2 00 12

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 beirs, successors and assigns, forever.

The Mortgagor covenants that is 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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