

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

BOOK 1447 PAGE 480

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

SONNIE S. TANNER SLEY
R.H.C.

WHEREAS, I, CHARLES R. GAUTREAUX

(hereinafter referred to as Mortgagor) is well and truly indebted unto Evelyn R. Mills Silver

(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 Fifty Five Thousand, Two Hundred Fifty and no/100

Dollars (\$ 55, 250.00) due and payable

in equal monthly installments of \$533.72 each on the 16th day of each succeeding calendar month commencing November 16, 1978 until paid in full; payments applied first to interest, balance to principle

with interest thereon from date at the rate of 10% per centum per annum, to be paid monthly

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, on the South side of Airport Road, also known as Lowndes Hill Road and being made up of LOTS NOS. 26 and 27 of Subdivision known as East Lynne as shown on plat thereof made by Dalton and Neves, June, 1931 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book "H", at Page 195, and having the following metes and bounds, to-wit:

BE GINNING at an iron pin on the South side of Lowndes Hill Road at the corner of Lot No. 25 and running thence along the line of said lot, S. 9-14 E. 163.7 feet to an iron pin at the rear line of Lot 22; running thence along the rear line of Lot No. 22 and the Northern line of Lot No. 14, N. 81-02 E. 57.3 feet to an iron pin at the rear corner of Lot No. 28; running thence along the line of that lot, N. 9-14 W. 164 feet to an iron pin on the South side of Lowndes Hill Road; thence along said Road, S. 80-43 W. 57.3 feet to the beginning corner.

Being the same property conveyed to Mortgagor by deed of Mortgagee of even date, to be recorded simultaneously herewith.

This is a purchase money mortgage executed by the Purchaser-Mortgagor in favor of the Seller-Mortgagee to secure the major portion of the purchase price for said tract of land.

GCTO

STATE OF SOUTH CAROLINA
DOCUMENTARY
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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 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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