

211 York Blvd, R
Greenville, SC 29614
MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Feb 21 4 11 PM '79 MORTGAGE OF REAL ESTATE
DONNIE S. TARKER, S.W. BY WHOM THESE PRESENTS MAY CONCERN
R.M.C.

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WHEREAS DENNIS EUGENE ELLIS

hereafter referred to as Mortgagee) is well and truly indebted unto JAMES BYRNES BROWN

hereafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith the terms of which are incorporated herein by reference, in the sum of

Thirty One Thousand Six Hundred Sixty Nine & 97/100----- Dollars \$ 31,669.97 due and payable in one installment of 169.97 on January 19, 1979 and 360 equal payments of 231.14 commencing on February 10, 1979 and on the 10th day of every month thereafter until paid in full.

with interest thereon from date at the rate of eight per centum per annum, to be paid as per terms of said note.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs or for any other purposes

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the abovesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, hereafter designated therein, situate, being and being in the State of South Carolina, County of Greenville, on Stanley Drive, near the City of Greenville being shown as Unit 74 on a plat of Harbor Town, recorded in the RMC Office for Greenville County in Plat Book 5P at Pages 13 and 14, and being more particularly described as follows:

BEGINNING at a point at the joint front corner of Units 74 and 73 and thence running N 38-39 E 20.8 feet; thence turning and running S 51-21 E 68.8 feet; thence turning and running S 38-39 W 20.8 feet; thence turning and running N 51-21 W 68.8 feet to the point of beginning.

This is the same property conveyed to mortgagor by deed of Carol W. Blanton dated November 27, 1978 and recorded in the RMC Office for Greenville County in Deed Book 1199 at Page 219.

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Together with all and singular rights and appurtenances thereto in anywise by law or equity incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and heating fixtures now or hereafter attached, installed or fitted thereto in any manner, it being the intention of the parties herein that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

DO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns forever.
The Mortgagee covenants that it is lawfully seized of the premises herebefore described in the simple absolute, that it has good right and lawful authority to convey the same, and that the premises are free from all mortgages and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, forever, from and against the Mortgagee and all persons who may lawfully claim the same or any part thereof.

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