

MORTGAGE OF REAL ESTATE

1473 PAGE 64

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
JUL 20 3 21 PM '79
TANKERSLEY
R.M.C.

WHEREAS, we, Fredrick S. Mullinax and Harold Allen

(hereinafter referred to as Mortgagor) is well and truly indebted unto Rupert Prince and Hilda Prince

(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

Ten Thousand, Eight Hundred and No/100 - - - - - Dollars (\$ 10,800.00) due and payable

\$139.76 per month until paid in full with each payment applied first to interest and balance to principal and to continue at the rate of \$139.76 per month for a period of ten (10) years; at which time the unpaid balance becomes due and payable in full, the first payment to commence ONE (1) MONTH from date. with interest thereon from date at the rate of 9 1/2% 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, known as LOT No. 4, Section A of Pinnacle Lake Development prepared by J. C. Hill, L.S. dated January 18, 1956, the same being recorded in Plat Book KK, at page 99, in the RMC Office for Greenville County.

This being the same property conveyed to the Mortgagors this date from Rupert Prince and Hilda Prince and the deed is being recorded simultaneously with this mortgage.

Mailing Address of Mortgagee:

4013 Meeting Street
Loris, SC 29569

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Together with all and singular rights, members, benefits, 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 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 herein above described in fee simple absolute, that it has good right and is lawfully entitled 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 Mortgagee 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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