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GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C. 6005 1483 PAGE 676

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONN... WILKINSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DOUGLAS M. WILSON, EDWARD W. CLAY, JR. and JOE G. THOMASON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. J. MARTIN and JOE O. CHARPING,

(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 AND NO/100-----Dollars (\$ 29,000.00) due and payable

according to the terms of the promissory note,

with interest thereon from date at the rate of eleven (11%) 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, 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, in Greenville Township, within the corporate limits of the City of Greenville, and being the major portion of Lot No. 114 on plat of Vista Hills Subdivision recorded in the RMC Office for Greenville County in Plat Book P at page 149 and having according to a recent survey made by R. K. Campbell, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the southeast side of Chick Springs Road, the joint front corner of Lots No. 113 and 114; and running thence with the southeast side of said road, N. 56-58 E. 39.8 feet to a point; thence continuing with the southeast side of said road, N. 42-31 E. 43.3 feet to an iron pin, which iron pin is 17.4 feet southwest from the joint front corner of Lots Nos. 114 and 115; thence with a new line through Lot No. 114, S. 55-21 E. 140.86 feet to a point in the center of an alley in the rear line of said lot; thence with the center of said alley, S. 42-16 W. 67.1 feet to a point; thence continuing with said alley S. 55-46 W. 50.15 feet to a point, which point is 4.65 feet northeast from the joint rear corner of Lots 113 and 114; thence with a new line through Lot No. 114, N. 40-59 W. 138.5 feet to the point of beginning on the southeast side of said Chick Springs Road.

This is the same property conveyed to the mortgagors by the mortgagees herein by deed of even date to be recorded herewith.

MORTGAGEES' ADDRESS:

23 Cunningham Road
Taylors, SC 29687

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

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