

MORTGAGE OF REAL ESTATE—Office of WILLIAMS & HENRY, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S.C.
FILED
FEB 4 4 39 PM '81
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Elaine D. Childers,

(hereinafter referred to as Mortgagor) is well and truly indebted unto June Collinson Gibson,

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

Fifteen Thousand and no/100----- Dollars (\$ 15,000.00) due and payable
Four Hundred Eighty-four and 01/100 (\$484.01) Dollars shall be paid on February , 1981,
and the same amount shall be paid on the same date in each succeeding month thereafter
until the aforesaid indebtedness, together with accrued interest, shall be paid in full.
All payments to be applied first to interest, with the balance, if any, to principal.
Interest thereon from date at the rate of Ten (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, 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, located in the City of Greenville, and lying in the southwestern corner of the intersection of Douglas Drive and Grenada Avenue, and constituting the northern portion of Lots 65 and 66, which lots are shown on a plat of Country Club Estates made by Dalton & Neves in October, 1946 and is recorded in Plat Book G, Pages 190-191, and from this plat the following description is taken:

BEGINNING at a point in the southwestern intersection of Douglas Drive and Grenada Avenue and running thence along the western edge of Grenada Avenue, S 32-08 E 92.6 feet to an iron pin constituting the joint corner between the lot herein conveyed and lot heretofore conveyed to Donald D. and Mary E. Denning by deed recorded in Book 363, Page 116; thence following the line of the lot conveyed to Denning above mentioned across Lots 65 and 66, S 65-02 W 112.1 feet to an iron pin corner of said lot located in the joint line between Lots 66 and 68, also being the joint corner between lot herein conveyed and the lot heretofore conveyed to Denning; thence running the joint line between Lots 67 and 68 and that portion of Lot 66 herein conveyed, N 29-13 W 92.6 feet to an iron pin in the southern edge of Douglas Drive, which pin constitutes the joint corner between Lots 66 and 67; thence following the southern edge of Douglas Drive across Lots 66 and 65, N 66-38 E 106.3 feet to the beginning corner.

The within property is the identical property conveyed to the mortgagor herein by the mortgagee herein by deed of even date herewith and which said deed is being recorded simultaneously with the within instrument.

ADDRESS OF MORTGAGEE: 305 Riverside Drive, Greenville, South Carolina 29605.

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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 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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