

MORTGAGE OF REAL ESTATE -

BOOK 1562 PAGE 641

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
FEB 23 30 PM '82
SOUTH CAROLINA
RECORDS & DEEDS

WHEREAS,

GILBERT COURT PROPERTIES

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

SYLVIA SAMMONS

(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 THOUSAND AND NO/100 ----- Dollars (\$ 20,000.00) due and payable

\$286.95 per month for 10 years, payments applied first to interest and balance to principal

with interest thereon from _____ date at the rate of 12% 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:

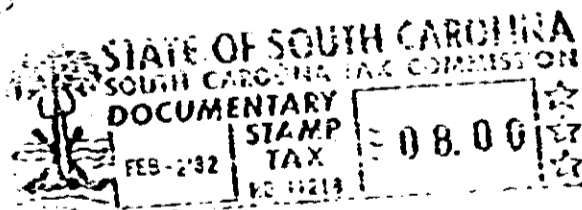
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, being known and designated as Lot 13 of a subdivision known as Gilbert Court as shown on plat thereof prepared by C. C. Jones & Associates, August, 1955, and recorded in the RMC Office for Greenville County in Plat Book GG, page 137, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin on western side of Gilbert Court, joint front corner of Lots 12 & 13, and running thence along joint line of said lots S. 75-55 W. 199.4 feet to iron pin on subdivision boundary line; thence along subdivision boundary line S. 3-00 E. 110 feet to iron pin at joint rear corner of Lots 13 & 14; thence along joint line of said lots N. 68-24 E. 212 feet to iron pin on western side of Gilbert Court; thence along western side of Gilbert Court, following curvature thereof, the chords being N. 12-47 W. 40 feet and N. 4-13 W. 40 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of the Mortgagee herein of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

This mortgage cannot be amortized in full before three years.

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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 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, executors 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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