

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
S. C.
APR 18 1982
CLERK

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

WHEREAS, MARY F. WILSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto JULIA R. WARD

(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 SIXTEEN THOUSAND-EIGHTY-TWO and 19/100 Dollars (\$ 16,082.19) due and payable

in accordance with the terms of said Note,

with interest thereon from date at the rate of twelve 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, in the City of Greenville, on the Western side of North Avondale Drive (formerly Maple Drive), being shown as all of Lot No. 23 and a two-foot strip from Lot No. 24, and when described as a whole has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of North Avondale Drive at the joint front corner of Lots Nos. 22 and 23 and running thence along the western side of said Drive, N. 13-16 W. 75 feet to an iron pin at bend; thence continuing N. 17 W. 2 feet to pin on the front line of Lot No. 24; thence through Lot No. 24, S. 79-37 W. 150.2 feet, more or less, to pin; thence S. 16-16 E. 27 feet to pin in rear line of Lot No. 23; thence S. 7-16 E. 35 feet to an iron pin at the corner of Lot No. 22; thence with the line of Lot No. 22, S. 85-21 W. 154.2 feet to pin on North Avondale Drive, the point and place of beginning.

The above described property is the same property conveyed to Mary P. Wilson by deed of Julia R. Hollis (now Julia R. Ward) dated August 2, 1982, to be recorded herewith.

The within mortgage is junior in lien to that certain mortgage given by Julia R. Hollis to Barbara A. Chaney dated December 3, 1979, in the original amount of \$35,000.00, and recorded in the RMC Office for Greenville County, South Carolina, on December 3, 1979, in Mortgage Book 1490, Page 244.

STATE OF SOUTH CAROLINA
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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, 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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