

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
SEP 8 12 33 PM '82
DONN S. TANKERSLEY
R.M.C.

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

WHEREAS, GEORGE RICHARD WILKINSON, III AND DEBORAH DOBSON WILKINSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE ESTATE OF MARY B. DUDLEY

(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 Fifty Six Thousand Five Hundred and No/100

Dollars (\$ 56,500.00) due and payable

in accordance with terms of note of even date herewith

with interest thereon from at the rate of per centum per annum, to be paid:

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, City of Greenville, and being on the Southwestern side of Byrd Boulevard, being known and designated as the Northern portion of Lots Nos. 49 and 50 of a subdivision of the property of Ables and Razor as shown on a plat thereof prepared by Fitzpatrick-Terry Co., Engineers dated September, 1919, and having according to a more recent plat prepared by J. C. Hill, dated March 11, 1959, entitled 'Property of M. G. Proffitt, and recorded in the R.M.C. Office for Greenville County in Plat Book 00, Page 284, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Byrd Boulevard which pin is located N. 23-51 W., 80 feet from the intersection of Byrd Boulevard and Club Drive and running thence with the Southwestern side of Byrd Boulevard N. 23-51 W., 100 feet to an iron pin at the joint corner of the premises herein conveyed and Lot No. 19; thence with the rear line of Lots Nos. 19 and 20 S. 64-29 W., 156.9 feet to an iron pin; thence with the line of Lot No. 48 S. 24-11 E., 95.7 feet to an iron pin; thence N. 66-03 E., 156.07 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Charles B. Dudley, Individually, and as Executor of the Estate of Mary B. Dudley and Frances Dudley, Individually, recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

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GREENVILLE COUNTY, S.C.

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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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