

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS We, Felix P. Wunder and Pearl O. Wunder,

hereinafter referred to as Mortgagor, is well and truly indebted unto

James T. Mingee and Mary B. Mingee

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

Five Thousand and no/100-----Dollars (\$ 5,000.00 ) due and payable

\$55.52 monthly beginning 30 days from date and a like amount each successive 30 days until 10 years from date at which time the entire balance shall become due and payable. Monthly payments shall apply first to interest and balance to principal. Mortgagors reserve the right to anticipate the whole amount of any part thereof at any time.

with interest thereon from date at the rate of (6%) Six 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 Mortgagee'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, at the southwestern corner of the intersection of Whitehall Street and Woodside Circle and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of Whitehall Street and Woodside Circle and running thence along Whitehall Street in a southerly direction 85 feet more or less to an iron pin which pin is 150 feet north of the joint Stone-Woodside corner, thence in a westerly direction 110 feet to an iron pin; thence in a northerly direction 90 feet more or less to an iron pin on Woodside Circle; thence along Woodside Circle in an easterly direction 110 feet to the beginning corner and being further designated on the County Block Book as 177-10-9. This is identically the same property conveyed to grantors by deed recorded in Deed Book 677 at Page 201.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 whosoever lawfully claiming the same or any part thereof.