

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1189 PAGE 185

MORTGAGE OF REAL ESTATE

MAY 3 1 16 PM '71  
OLLIE FARNSWORTH  
R. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOSEPH L. SAUNDERS AND CAROL A. SAUNDERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. DOYLE LAUNIUS AND FERNE LAUNIUS

(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 Two Thousand and No/100-----  
Dollars (\$ 2,000.00 ) due and payable

\$24.28 per month commencing May 16, 1971 and \$24.28 on the 16th day of each and every month thereafter until paid in full with the final payment due April 16, 1981, with the privilege of anticipating any or all of the balance due at any time.

April 16, 1971

with interest thereon from ~~2 1/8%~~ at the rate of Eight (8%) 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 Greenville Township, and being on the South side of Arlington Avenue (formerly Garlington Street), in Ward Five of the City of Greenville, and being designated as Lot No. 5 in Block B, as shown on plat of Pendleton Street Realty Association, recorded in the RHC Office for Greenville County in Plat Book A, page 122 and page 123; and having, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Arlington Avenue 200 feet from the Southwest corner of Sumner Street and Arlington Avenue; thence along Arlington Avenue, N. 72-85 W. 50 feet to an iron pin, corner of Lot No. 6; thence with line of Lot No. 6, S. 15-15 W. 197 feet 8 inches to an iron pin; thence S. 72-85 E. 50 feet to an iron pin, corner of Lot No. 4; thence with line of Lot No. 4, N. 15-15 E. 196, 1 inch to beginning corner on Arlington Avenue.

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 whomsoever lawfully claiming the same or any part thereof.