

MORTGAGE OF REAL ESTATE - Thomas C. Brissey, Attorney at Law, 110 Manly St., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME

WHEREAS, James W. Wrenn and Marilyn S. Wrenn

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

(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 **One Thousand One Hundred Twenty-Seven and 73/100** Dollars (\$ **1,127.73**) due and payable

\$400.00 90 days from date; \$400.00 6 months from date and balance 9 months from date

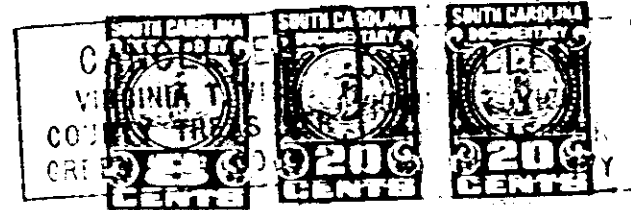
with interest thereon from **maturity** at the rate of **eight** per centum per annum, to be paid: **on demand.**

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**, on the southern side of **Arcadia Circle** and being shown as all of **Lot No. 132**, the greater portion of **Lot No. 133** and a **10-foot strip of Lot No. 131** on a plat of **COUNTRY CLUB ESTATES**, made by **Dalton & Neves, Engineers**, dated **October, 1926**, and recorded in the RMC Office for **Greenville County** in **Plat Book G** at **Pages 190 and 191**, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of **Arcadia Circle**, said iron pin being located in the front line of **Lot No. 133** and lying **160.1 feet** east from the intersection of **Arcadia Circle** with **Granada Drive**, at the corner of property now or formerly owned by **Irvin R. Brown** and running thence along the line of said property, **S.16-13 E. 130.4 feet**, more or less, to a stake in the rear line of **Lot No. 133**; thence along the rear lines of **Lots 133, 132 and 131, N.16-13 W. 147 feet**, more or less, to an iron pin on the southern side of **Arcadia Circle**; thence along the southern side of **Arcadia Circle, S.67-41 W. 10 feet** to an iron pin; thence continuing along said **Circle, S.65-42 W. 50.8 feet** to an iron pin; thence continuing along said **Circle, S.60-32 W. 41.2 feet** to an iron pin, the beginning corner.



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 heating 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 hereinafore described in fee simple absolute, that it has good right and is lawfully entitled to sell, convey or convey under 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 defend against 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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