

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1333-781

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, VICTOR H. NESIBERG

hereinafter referred to as Mortgagor, is well and truly indebted unto CARA M. MEEBANE, AN EXALTAINT OF THE ESTATE OF J. R. OLEBIANT

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 TWENTY ONE THOUSAND NINE HUNDRED EIGHTY THREE AND 05/100 ----- Dollars \$ 21,983.50 due and payable in monthly installments of One Hundred Eighty Eight and 20/100 (\$188.20) Dollars on the 12th day of each month thereafter, beginning on February 12, 1978 and continuing until principal and interest have been paid in full, said payments shall be applied first to interest, balance to principal with interest thereon from date at the rate of eight per centum per annum, to be paid monthly 1-12-78

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, situated in the City of Greenville, and known as Lot No. 5 as shown by plat of "Augusta Place" made by R. E. Dalton, May 1928, recorded in the P.M.C. Office for Greenville County in Plat Book F at page 128, and having the following metes and bounds, to wit:

BEGINNING at a stake on the corner of Augusta Place Street and Mitchell Street, and running thence N. 26-30 W., 255.1 feet to a stake; thence N. 63-30 E., 60 feet to a stake at corner of Lot No. 9; thence S. 26-30 E., 249.8 feet to a stake on Augusta Place Street; thence with said Street, S. 58-30 W., 60.28 feet to the beginning corner.



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.

9781

4328 RV-2