

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.

BOOK 1354 PAGE 951

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Norris Black and Dale E. Black

(hereinafter referred to as Mortgagor) is well and truly indebted unto James E. Wright

(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 Five Hundred and no/100 Dollars (\$1,500.00) due and payable in forty-eight (48) monthly installments of \$36.98 commencing on January 10th, 1976 and payable on the 10th day of each successive month until paid in full.

with interest thereon from date at the rate of 8½ 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:

All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina and lying and being on the northern side of Lowndes Hill Road and being more particularly described according to a plat entitled "Property of William E. Robinson" by Webb Surveying and Mapping Co., dated March 20, 1974, as follows:
Beginning at a spike on the north side of the right of way of Lowndes Hill Road, said spike being located 424.5 feet more or less from Oak Land Drive and running thence with Lowndes Hill Road, S. 77-14 W. 68.2 feet to an iron pin; thence N. 5-50 W. 157 feet to an iron pin; thence N. 74-12 E. 55.4 feet to an iron pin; thence S. 10-54 E. 159 feet to a spike on the north side of Lowndes Hill Road, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of William Ernest Robinson, and recorded simultaneously herewith.

This mortgage is second to the mortgage given by William E. Robinson to Collateral Investment Company as more fully appears in the R.M.C. Office for Greenville County in Mortgage Book 1305, at page 331.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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.

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