

1331-317

MORTGAGE OF REAL ESTATE—Prepared by ~~WILKINS~~ WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

APR 9 11 17 AM '76

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Seaborn Fuller

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. W. Wilkins

(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:

THREE HUNDRED FIFTY SEVEN & 95/100 ----- Dollars (\$ 357.95 due and payable
\$50.00 on the 10th day of February 1976 and a like amount on the 10th day
of each and every month thereafter until the entire principal sum is paid
in full, said installments to be applied first in payment of interest and
balance to principal
with interest thereon from _____ date at the rate of 9% 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, the Mortgagee's heirs, 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 the city of Greenville, on the eastern side of Chestnut Street, and being shown and designated as Lot 15 on plat of the property of W. B. McDowell, recorded in plat book S page 53, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Chestnut Street at the joint corners of Lots 15 and 17 and running thence with the line of Lot 17, N. 81-45 E. 217.7 feet to an iron pin; thence S. 13-0 E. 50.1 feet to an iron pin, corner of Lot 14; thence with line of lot 14, S. 81-45 W. 222.8 feet to an iron pin, corner of Chestnut Street; thence with the eastern side of Chestnut Street, N. 18-15 W. 50 feet to the point of beginning.

3.16



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 lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all 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 is 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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