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GREENVILLE CO. S. C.

BOOK 1372 PAGE 97

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 6 1 52 PM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, David J. Gimmi and Lillian R. Gimmi

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bailey L. Byers and Annie A. Byers

(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 Twelve Thousand Six Hundred and No/100 - - - - -

- - - - - Dollars (\$ 12,600.00) due and payable
\$224.28 per month commencing September 1, 1976, and \$224.28 on the 1st day of each and every month thereafter until paid in full,

with interest thereon from date hereof at the rate of 8-1/2 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, near the City of Greenville, being known and designated as Lot 32 on Map #2 of Liberty Park, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book MM at page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Andrea Lane, joint front corner Lots 32 and 33; and running thence along the Southeastern side of Andrea Lane, N. 42-16 E. 129.6 feet to an iron pin; thence with the curve of the intersection of Andrea Lane and Valerie Drive, S. 87-48 E. 32 feet to a pin on Valerie Drive; thence along the Western side of Valerie Drive, S. 37-51 E. 109.7 feet to the corner of Lot 44; thence with the line of Lot 44, S. 42-12 W. 131.8 feet to an iron pin at the rear corner of Lot 33; thence with the line of Lot 33, N. 47-44 W. 137.8 feet to the point of beginning.

Mortgagors herein were conveyed title to this property by Bailey S. Byers and Annie A. Byers July 6, 1976, said deed being recorded July 6, 1976.



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 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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