

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1380 PAGE 381

OCT 13 11 51 AM '76
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. LAUNYUS
R.M.C.

WHEREAS, Jo Anderson Dill

(hereinafter referred to as Mortgagor) is well and truly indebted unto Alta Ferne M. Launius

(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 Thirty-Five Thousand and No/100 - - - - -

Dollars (\$ 35,000.00) due and payable

\$355.25 per month commencing November 8, 1976, and \$355.25 on the 8th day of each and every month thereafter until paid in full with the final payment due October 8, 1991, with the privilege of anticipating any or all of the balance due at any time, with interest thereon from date hereof at the rate of nine 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:

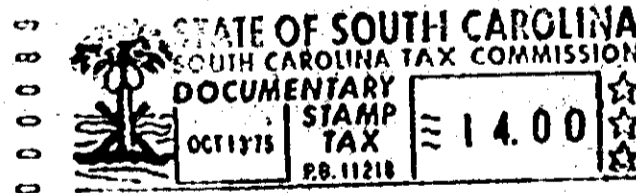
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in the Town of Simpsonville, being known and designated as Lot 37, on Plat of Lakewood, which plat is recorded in the R/MC Office for Greenville County, South Carolina, in Plat Book 4-F, Page 38, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Balcombe Boulevard, joint front corner with Property of O. F. Anders and running thence along Balcombe Boulevard, N. 57-03 E. 190.3 feet to an iron pin; thence around the curve of the intersection of Balcombe Boulevard and an unnamed Street, the chord of which is S. 80-06 E. 35.3 feet to an iron pin; thence along said unnamed Street S. 35-06 E. 175 feet to an iron pin; thence S. 57-24 W. 198 feet to an iron pin; thence N. 39-06 W. 189.1 feet to an iron pin; thence N. 59-33 W. 10.2 feet to an iron pin, the point of beginning.

This property was conveyed to Mortgagor by Jeff Doyle Launius (same as J. Doyle Launius) by deed dated October 8, 1976, and recorded in the R/MC Office for Greenville County, S. C. herewith.

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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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