

MORTGAGE OF REAL ESTATE

79 10 21 1976

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, RICHARD H. WILLHITE AND LAJUNE WILLHITE

(hereinafter referred to as Mortgagor) is well and truly indebted unto
ALICE WOODSON GANTT

(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

FOURTEEN THOUSAND

Dollars (\$ 14,000) due and payable

ONE HUNDRED FORTY TWO DOLLARS (\$142) PER MONTH BEGINNING DECEMBER 1, 1976 WITH A LATE CHARGE OF 5% IF NOT PAID BY THE 10TH OF EACH MONTH THEREAFTER UNTIL PRINCIPAL AND INTEREST IS PAID IN FULL. MORTGAGOR HAS THE OPTION OF EARLY PAYMENT WITHOUT PENALTY.

MORTGAGOR AGREES AS PART OF THIS MORTGAGE TO PROVIDE MORTGAGEE WITH EVIDENCE OF HOME OWNERS INSURANCE MADE OUT PAYABLE TO MORTGAGOR AND MORTGAGEE TO COVER MORTGAGE BAL. THIS MORTGAGE IS NON-ASSIGNABLE WITHOUT CONSENT OF MORTGAGEE.

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

TO WITT:

ALL THAT CERTAIN PIECE PARCEL AND LOT OF LAND WITH IMPROVEMENTS THEREON, SITUATED LYING AND BEING IN THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, NOW OR FORMERLY IN WARD 2, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF VANNOY STREET AND POINSETT AVENUE, AT AN IRON PIN, AND RUNNING THENCE ALONG POINSETT AVENUE SOUTH 63-01 EAST 119.2 FEET TO AN IRON PIN, JOINT CORNER OF LOTS 37 AND 38 OF W. C. CLEVELAND'S SUBDIVISION; THENCE SOUTH 26-59 WEST 62.5 FEET TO AN IRON PIN, CORNER OF A STRIP OF LAND SOLD BY JESSIE T. WOODS AND ALMA KELLETT POWELL TO C. P. BALLENGER; THENCE WITH SAID STRIP OF LAND NORTH 63-01 WEST 126.5 FEET MORE OR LESS TO AN IRON PIN ON VANNOY STREET; THENCE WITH VANNOY STREET NORTH 33-39 EAST 63.8 FEET TO THE BEGINNING CORNER.

BEING THE SAME CONVEYED TO THE GRANTEE HEREIN BY JAMES M. MANN ON MARCH 24, 1970, RECORDED IN THE OFFICE OF THE R.M.C. FOR GREENVILLE COUNTY IN DEED BOOK 886 AT PAGE 478. SEE ALSO DEED 530-464. PLAT BOOK B PAGE 11.

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MORTGAGEE: ALICE WOODSON GANTT
P. O. BOX 7441 BRANWOOD STATION
GREENVILLE, S. C. 29610

DOCUMENTARY STAMP TAX \$ 05.60

Together with all and singular rights, members, herditaments, 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.