

116 Augusta Court
Greenville, S.C. 29605

BOOK 1385 PAGE 172

MORTGAGE OF REAL ESTATE—Prepared by RILEY A. RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

DEC 14 12 11 PM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WAYNE HARMON

(hereinafter referred to as Mortgagor) is well and truly indebted unto Emmie Thrower Morgan

(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 Sixteen Thousand and No/100-----

-----Dollars (\$16,000.00) due and payable
as follows: The sum of \$139.19 to be paid on or before the 10th day of
January, 1977, and the like amount on or before the 10th day of each and
every month thereafter until the entire principal sum is paid in full.
Payment is applied first to interest and then principal
with interest thereon from date at the rate of 8-1/4% per centum per annum, to be paid: monthly
for 228 months.

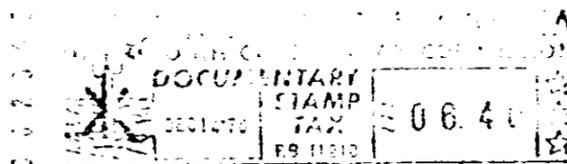
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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:

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"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, situate, lying and being on the Northwest side of Augusta Court Street, near the City of Greenville, being known and designated as Lot No. 29 and the Western half of Lot No. 28 of Block B, on plat of Augusta Court, made by R. E. Dalton, Engineer, April, 1923, and recorded in the RMC Office for Greenville County, S.C. in Plat Book F, at Page 124, and having, according to said plat and a recent survey made by R. E. Dalton, May 18, 1942, the following metes and bounds, to-wit:

250 M
BEGINNING at a stake on the Northwest side of Augusta Court Street at joint front corner of Lots No. 29 and 30 of direction from the point where the Northwest side of Augusta Court Street intersects with the Northeast side of a 20 foot road, and running thence with the line of Lot No. 30, N. 39° 33' W. 175 feet to a stake; thence N. 55° 30' E. 80 feet to a stake in the center of the rear line of Lot No. 28 of Block B; thence through the center of Lot No. 28, S. 39° 33' E. 175 feet to a stake on the Northwest side of Augusta Court Street in the center of the front line of Lot No. 28 of Block B; thence with the Northwest side of Augusta Court Street, S. 55° 30' W. 80 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of Emmie Thrower Barton, of even date, to be recorded herewith. The said Emmie Thrower Barton is now Emmie Thrower Morgan.



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 whatsoever lawfully claiming the same or any part thereof.

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