

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 14 9 45 AM '77
DONNE S. TANKERSLEY
R.M.C.

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

WHEREAS, We, Gary J. Greer and Joan P. Greer

hereinafter referred to as Mortgagor) is well and truly indebted unto Mildred A. Greer

3
O
37
SV

(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 Thousand and NO/100**

Dollars \$ 30,000.00 due and payable

in monthly installments of Two Hundred Nine and 77/100 (\$209.77) Dollars, first payment due and payable on the 1st day of March, 1977, and to continue in like payments on the first day of each and every month thereafter and if not paid sooner, balance due and payable on the 1st day of February, 2007.

with interest thereon from date at the rate of -7 1/2- per centum per annum, to be paid: in said monthly installments

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:

2
SV

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 to 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, about one mile south of the City of Greer, on the north side of Clark Avenue and on the east side of Wood Drive and being known and designated as all of LOT NO. 61 and the adjoining one-half of LOT NO. 60, as shown on a survey entitled "Brookhaven Subdivision", dated Dec. 12, 1957, by H.S. Brockman surveyor, and being further shown on a plat for "Channing 3. Marsh", recorded in Plat Book "WW" at page 49, RMC Office for Greenville County, reference to said plat hereby made for a more complete description.

3
O
SV

This is that same property conveyed to Mortgagors this date by deed of Doyle Keith Rumsey to be recorded herewith.

SV

DOCUMENTARY
12.00
PRICES

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.

4328 RV.2