

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1991-832

GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

1977 10 30

WHEREAS, Homer R. Price, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Ruth Price

(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 Six Thousand and 00/100-----

-----Dollars (\$6,000.00) due and payable as follows: Forty equal monthly payments of \$150.00 each, said monthly payments of \$150.00 to be made on the first day of each and every month commencing April 1, 1977, and continuing until the entire amount has been paid.

with interest thereon from ~~date~~ at the ~~rate~~ of maturity rate Seven (7) 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, being known and designated as a part of Tract Number Five (No. 5) in the subdivision of lands of C.A. Satterfield, Dec'd., as shown on plat thereof made by John C. Smith on August 2 and 16, 1948, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "T" at page 89, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING in or near the center of a road, Staunton Bridge Road, joint corner of Tracts Nos. 1, 2, 4 and 5, and running thence along the northeastern boundary of Tract No. 4, N. 54-25 W. 32.45 to an oak; thence along the line of the Garrison land, S. 71-3 E. 28.08 to corner of a four-acre tract shown on said plat; thence along the western boundary of said tract, S. 17-00 W. 6.34; thence along the southern boundary of said tract, S. 71-30 E. 6.34 to a point in or near the center of said Road and in the western boundary of Tract No. 1; thence along the center of said Road and along the western boundary of Tract No. 1, S. 23-40 W. 3.80 to the point of beginning; and containing Eleven and 84/100 (11.84) acres, more or less, and being the same property described in a deed from Mary Ruth Price to Homer R. Price, Jr. dated this day and recorded herewith.

The mailing address of Mary Ruth Price is: Lot #9, South Florida Avenue Trailer Park, Greenville, S.C.

The lien created by this mortgage is second in priority to the lien created by a mortgage from Homer R. Price, Jr. and Mary Ruth Price to John A. Park dated January 10, 1962, and recorded in the R.M.C. Office for Greenville County, South Carolina, on January 12, 1962, in Mortgage Book 879 at Page 103.

DOCUMENTARY STAMP TAX \$ 02.40

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.

0.000

4328 RV-2