

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES W. GREEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDWARD J. NASSER,

(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 \$2,000.00

-----TWO THOUSAND AND NO/100-----Dollars (\$ 2,000.00 ) due and payable

at Greenville, South Carolina in twenty-four(24)monthly installments commencing on December 16, 1977 and to be paid on the 16th of every month thereafter until satisfied. with interest thereon from November 16, 1977 at the rate of 13.75 per centum per annum, to be paid: in 24 equally monthly payments of Ninety-eight and 09/100 (\$98.09).

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, Greenville Township, and being known and designated as a portion of Lot 15 as shown on a plat of property of J. R. Martin, plat of which is recorded in the RMC Office for Greenville County, S. C. in Plat Book C at Page 103 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point of the branch on Martin (Sterling) Street, which is the joint front line of Lots 12 and 15 and running thence with Martin (Sterling) Street N. 50 1/2 W. approximately 73 feet to a point on Martin (Sterling) Street; thence through Lot 15 S. 47 W. 66 feet to a point on the joint line of Lots 15 and 16; thence with the joint line of said lots S. 50 1/2 E. approximately 73 feet to a point on said branch; thence down and with said branch as the line 66 feet to a point on Martin (Sterling) Street, the point of beginning.

The purpose of this mortgage is to secure a loan with First Citizens Bank which Edward J. nasser has co-signed. When said loan has been paid in full by JAMES W. GREEN, the conditions of this mortgage will have been satisfied.

Derivation: Samuel A. Raiden, Oct. 5, 1977, Deed Book 1067 page 611.

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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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