

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, I, Levis L. Gilstrap, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Russell C. Kirkpatrick,

(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

Fifteen Thousand and No/100 - - - - - Dollars (\$ 15,000.00) due and payable

At the rate of Two Hundred Ninety-Seven and 02/100 (\$297.02) Dollars per month beginning April 1, 1978 and a like amount each month thereafter for a period of five (5) years until paid in full.

With interest thereon from date at the rate of Seven 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 in Greenville Township, on the northwestern corner of Francis Avenue and Mary Street and being shown as Lot 108 on Map 2 of Camilla Park made by W. J. Riddle, December, 1943, and recorded in the RMC Office for Greenville County in Plat Book M, at Page 85 and described as follows:

BEGINNING at a stake on the northwestern corner of Mary Street and Francis Avenue and running thence with the northern side of Francis Avenue, S. 67-48 W. 240 feet to a stake at the corner of Lot 96; thence with the line of Lots 96 and 97, N. 9-28 W. 104 feet to a stake at the corner of Lot 107; thence with the line of said lot, N. 70-35 E. 221 feet to a stake on Mary Street; thence with the western side of Mary Street, S. 19-25 E. 90.8 feet to the beginning corner; being the same property conveyed to me by A. D. Gambrell by deed dated March 31, 1950 and recorded in the RMC Office for Greenville County in Deed Vol. 406, at Page 19.

DOCUMENTARY STAMP TAX \$ 95 00

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, ali 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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