

MORTGAGE OF REAL ESTATE -

GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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2078001 DE

WHEREAS, ROBERT H. WYNNE, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto L.J. GRASTIE, C.M. GRASTIE AND LONIE MAE CLAYTON

(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

FOUR THOUSAND FIVE HUNDRED AND NO/100 ----- Dollars (\$4,500.00) due and payable

2500 AT

at the rate of \$60.00 per month beginning one month from date with payments to be applied first to interest and balance to principal to be paid in full one (1) year from date.

with interest thereon from date at the rate of 9% per centum per annum, to be paid:

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, near the City of Greenville, being known and designated as Lot No. 162 of Section 1, according to a plat entitled "Subdivision of Village House, F.W. Poe Manufacturing Company, Greenville, S.C." by Dalton & Neves dated July, 1950 and recorded in the R.M.C. Office for Greenville County in Plat Book "Y", pages 26 through 31, inclusive, and according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Fifth Avenue, said iron pin being the joint front corner of Lots Nos. 162 and 163 on said plat and running thence, S. 49-00 W., 99.5 feet to an iron pin; thence S. 41-15 E., 65 feet to an iron pin; thence N. 49-00 E., 99.4 feet to an iron pin on the southwest side of Fifth Avenue; thence with the southwest side of Fifth Avenue, N. 41-10 W., 65 feet to an iron pin, the point of beginning.

THIS being the identical premises heretofore conveyed to the mortgagor by Deed of L.J. Grastie, C.M. Grastie and Lonie Mae Clayton dated October 4, 1978 and recorded October ____, 1978 in Deed Book 1089 at Page 302 in the R.M.C. Office for Greenville County.

The mailing address of the mortgagee herein is: 14 Camelback Road
Greenville, S.C. 29609

RECORDED
OCT 5 1978
STAMP TAX
R.M.C.

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 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.

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