

MORTGAGE OF REAL ESTATE -

BOOK 1450 PAGE 610

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
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DORRIS S. TANKERSLEY
CLERK

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

WHEREAS, OTHO O. WILSON AND JUANITA B. WILSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto JUANITA B. WILSON AND OTHO O. WILSON, AS GUARDIANS OF THE PERSON AND ESTATE OF SCOTT MITCHELL WILSON, A MINOR

(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

-----TEN THOUSAND AND No/100ths ----- Dollars (\$10,000.00) due and payable

in equal monthly installments of One Hundred Eighty-seven and 79/100ths (\$187.79) Dollars for a period of five and one-half (5 1/2) years, beginning December 15, 1978 and continuing on the fifteenth day of each and every month thereafter until paid in full,

with interest thereon from date of mortgage at the rate of eight (8) per centum per annum, to be paid monthly (included in above payments.)

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, situate on the eastern side of Dronfield Drive being shown as lot No. 21 on a plat of Buxton Subdivision, Sheet No. 2, prepared by Piedmont Engineers and Architects, dated Feb. 16, 1971, and recorded in Plat Book 4N, at page 3, in the R.M.C. Office for Greenville County, S.C. and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Dronfield Drive at the joint front corner of lot 21 and lot 92 and running thence with lot 92 S. 74-19 E. 125.65 feet to an iron pin; thence S. 22 W. 130.2 feet to an iron pin at the joint rear corner of lot 21 and lot 23; thence S. 63-46 W. 86.6 feet to an iron pin on Dronfield Drive; thence with said Drive N. 5-42 W. 69.4 feet to an iron pin; thence with said Drive N. 1-52 E. 98.7 feet to an iron pin; thence still with said Drive N. 20-30 E. 26.9 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Herbert E. Rudd dated September 5, 1973, and recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 983, at Page 428, on September 7, 1973.

The lien of the within Mortgage is junior in priority to the lien of that certain First Mortgage against the within described property given to Fidelity Federal Savings & Loan Association in the original amount of \$33,500.00 recorded in the R.M.C. Office for Greenville County in Mortgage Book 1290 at Page 81 on September 7, 1973; and is also junior in priority to the lien of that certain Second Mortgage against the within described property given to United Virginia Mortgage Corporation in the original amount of \$25,241.65 recorded in the R.M.C. Office for Greenville County in Mortgage Book 1447 at page 985 on October 19, 1978.

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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 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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