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STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }

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

WHEREAS, Virginia Connor

(hereinafter referred to as Mortgagor) is well and truly indebted unto Will T. Dunn and William H. Ehlies

(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 **Two Thousand Five Hundred (\$2,500.00) Dollars**

**PLUS COSTS** Dollars (\$ 2,500.00 ) due and payable  
 for attorney's fees as represented by a note July 2, 1979.  
 This mortgage is only to act as security for the above mentioned mortgage.

with interest thereon from **July 2, 1979** at the rate of **six (6)** per centum per annum, to be paid:  
 upon maturity.

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**.

ALL that certain piece parcel or lot of land situate lying and being on the northern side of Sunrise Drive in the City of Mauldin, Austin Township, Greenville County, State of South Carolina, being shown and designated as lot number twelve (12) on a plat of PProperty of T. J. Garrett and G. S. Garrett, Mauldin, S. C. " made by C. C. Jones and Associates Engineers, April, 1955, and recorded in the R. M. C Office of Greenville County in Plat Book Y at Page 92, reference to said plat being craved for a complete and detailed description thereof. Said lot is more particularly described on a plat of "Property of Ted D. Connor and Virginia H. Connor" made by R. K. Campbell, Engineer, dated October 18, 1966, and recorded in the R. M. C. Office of Greenville County, South Carolina in plat book NNN at page 72 reference also being made to this plat for a complete and etailed description of subject lot.

THIS is the same property conveyed to me and my Husband by deed of Virginia Sherman Calvo Phinney as Trustee for Bruce McKinzie Phinney and Craig Menefee Phinney and Margaret M. Phinney, and recorded in the R. M. C. Office of Greenville County, Greenville, South Carolina, Book 808, Page 513 on November 3, 1966.

GREENVILLE COUNTY, SOUTH CAROLINA

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.