

Mortgagee's address: 12 McCroft Drive, Greenville, S. C.

14/3 616

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 16 9 11 AM '79
TANKERSLEY
R.M.C.

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

WHEREAS, I, Ron N. Elmore,

(hereinafter referred to as Mortgagor) is well and truly indebted unto James E. Durham

(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

Eleven Thousand and No/100 Dollars (\$ 11,000.00) due and payable

One Hundred Sixty-one and 16/100 (\$161.16) Dollars on the 10th day of August, 1979 and a like payment on the same day of each month thereafter until paid in full

with interest thereon from date at the rate of nine 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, being known as Lot 20 on plat of the George W. Marshall Estates, made by C. M. Furman and recorded in the R.M.C. Office for Greenville County in Plat Book F at page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point 65 feet from the southeastern corner of the intersection of Patterson Street and Lee Street, and running thence along the southern side of Patterson Street, S. 46 W. 65 feet to an iron pin; thence S. 44 E. 117 feet; thence N. 46-05 E. 65.15 feet; thence N. 44 W. 118 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of James E. Durham, said deed being dated July 9, 1979 and recorded in the R.M.C. Office for Greenville County in Deed Book 1106 at Page 72c.

GCTO ----- JUL 16 79 904

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
JUL 16 1979
TAX

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 whatsoever lawfully claiming the same or any part thereof.

1979

4328 RV.2