

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

BOOK 1484 PAGE 254

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Cecil S. Wilson

(hereinafter referred to as Mortgagor) is well and truly indebted unto BENITA COLVIN STERNE

(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

Eighteen Thousand Eight Hundred Sixty-Two & No/100-----Dollars (\$ 18,862.00) due and payable

According to terms of note dated of even date.

with interest thereon from at the rate of 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, at the northeasterly intersection of Coachman Drive and Barrington Drive, being known and designated as Lot No. 22 on a plat of Carriage Estates, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book PPP, at page 15 and having, according to the said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeasterly intersection of Barrington Drive and Coachman Drive and running thence with the eastern side of Barrington Drive, N. 1-49 W. 156.3 feet to an iron pin at the joint corner of Lot Nos. 22 and 1; thence with the line of Lot No. 1, S. 85 W. 131.2 feet to an iron pin at the joint rear corner of Lot Nos. 22 and 21; thence with the line of Lot No. 21, S. 5 W. 180 feet to an iron pin on the northerly side of Coachman Drive; thence with the northerly side of Coachman Drive, N. 85 W. 84.6 feet to a point; thence N. 43-24 W. 37.4 feet to an iron pin on Barrington Drive, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights of way appearing on the property and/or of record.

This being the same property conveyed unto Cecil S. Wilson by deed from William G. Whatley and Maryanne E. Whatley, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Volume 1086 at page 590 on the 1st day of September, 1978.

SC10 - 1001279 1144

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
1978 SEP 07 50

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.

0259

4328 RV-2