

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
FILED
DEC 26 2 15 PM '79

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

SHIRLEY S. TANKERSLEY
R.M.C.

WHEREAS, RICHARD LEE ELLICKSON and MARY JANE ELLICKSON are

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

DOUGLAS COMPANY P.O. Box 87
Greenville, S.C. 29602

(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

Sixteen Thousand and No/100 ----- Dollars (\$ 16,000.00) due and payable

with interest thereon from date at the rate of 2 points over prime rate of 15 1/4% per centum per annum, to be paid: as per the terms of said note.

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 tract of land, situate, lying and being in the County of Greenville, State of South Carolina, containing 1.37 acres, on the northeastern side of Putman Road, as shown on plat of Property of Jerry D. Onnen, made by Carolina Surveying Co., R.B. Bruce, RLS, dated Dec. 7, 1974, revised October 14, 1975, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Putman Road (formerly Babbtown Road), 160 feet northwest from iron pin in line of property now or formerly of Putman, and running thence along the center of said Putman Road N21-10W 200 feet to an iron pin; thence along the line of property of Watson B. Keefe N53-33E 383.9 feet to an iron pin; thence S37-22E 105.8 feet to an iron pin; thence S42-47W 170.7 feet to an iron pin; thence S42-00W 276.1 feet to an iron pin, the point of beginning.

This is that property conveyed to Mortgagor by deed of Jerry D. Onnen and Shirley S. Onnen dated and filed concurrently herewith.

This is a third mortgage junior to that of United Federal Savings and Loan Association of Fountain Inn as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1491 at page 977; to that of Jerry D. Onnen and Shirley S. Onnen as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1491 at page 975.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
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\$ 96.40
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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 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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