

P.O. 87  
city 29602

URGENTLY FILED  
DEC 26 2 19 PM '79  
DONNA HARRISLEY  
R.M.C.

BOOK 1491 PAGE 983

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, RICHARD LEE ELLICKSON and MARY JANE ELLICKSON

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

DOUGLAS COMPANY

(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 the prime rate of 15 1/4 %  
as per the terms of said note. 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, on the northeastern side of Putman Road, as shown on Plat of property of Richard L. Ellickson and Mary Jane Ellickson made by Lindsey & Associates dated December 21, 1979 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 70 at page 85, reference being craved hereto to said plat for exact metes and bounds.

This is a fourth 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 971 and to that second mortgage to H. A. Thackston as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1491 at page 979; and 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 981.

This is that property conveyed to Mortgagor by deed of H. A. Thackston dated and filed concurrently herewith.

SCTO -----2 DE 26 79 1325

STATE OF SOUTH CAROLINA  
RECORDS & CLERK  
DOCUMENTARY  
STAMP  
08 40 17

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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