

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
DEC 26 2 20 PM '79
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1491 PAGE 985

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
Greenville, South Carolina

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 1/8 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 lot of land in the Town of Simpsonville, Greenville County, State of South Carolina, being known and designated as Lot No. 55 of Subdivision known as PINE TREE, as shown by plat thereof, prepared by Piedmont Engineers and Architects, dated March 19, 1974, and recorded in Plat Book 5-D at page 63 in the RMC Office for Greenville County, South Carolina; reference to said plat is hereby craved for a more particular description.

This is that property conveyed to Mortgagor by deed of Builders and Developers, Inc. recorded August 19, 1975, in the RMC Office for Greenville County, South Carolina, in Deed Book 1022 at page 840.

This is a third mortgage junior to that of Laurens Federal Savings and Loan Association as recorded July 3, 1975, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1343 at page 250 and to that of First Union Mortgage Corporation as recorded August 29, 1978 in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1442 at page 653.

SC10 ----- 2 DEC 26 79 1327

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 06.40
89-11218

Together with 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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