

302 Randle St.  
Greer, S.C. 29651

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED  
GREENVILLE CO. S.C.  
DEC 28 4 38 PM '79

WHEREAS, ELLEN T. WADSWORTH, WORNIE S. TANKERSLEY, R.M.C. (hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK C. WILSON

(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 Twenty Thousand and No/100

Dollars (\$20,000.00) due and payable

in full on January 2, 1983. Mortgagor shall have privilege of prepayment without penalty after January 2, 1982, however, prepayment before January 2, 1982 will result in a penalty of two years additional interest.

with interest thereon from date at the rate of 11% per centum per annum, to be paid annually on January 2nd of each year

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 the City of Greer, being known as Lot #95 on a Plat of Mount Vernon Estates prepared by Piedmont Engineers and Architects, dated March 23, 1973, and recorded in the R.M.C. Office for Greenville County in Plat Book 4X at Pages 12 - 15 and having such metes and bounds as appear by reference thereto. The subject lot fronts on the northerly side of Peachtree Drive a distance of 130 feet and has a depth of 165 feet.

This is a portion of the property conveyed to the Mortgagor by deed of Threatt Enterprises Inc. to be recorded of even date herewith.

STATE OF SOUTH CAROLINA  
RECORDED IN THE CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
\$38.00

GCTO --- 1 DE28 79 1281

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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