

Mortgagee's mailing address: P.O. Box 199c, Hwy. 14, Simpsonville, S. C. 29681

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

1439 PAGE 339  
MAY '80 MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN.  
WASLEY

WHEREAS, L. S. SPINKS

(hereinafter referred to as Mortgagor) is well and truly indebted unto LOREN G. AVRA

(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 Two Thousand and No/100----- 22,000.00  
Dollars (\$) ) due and payable

\$500.57 on the first day of May, 1980 and \$500.57 on the first day of each and every calendar month thereafter until paid in full, and if not sooner paid the balance shall be due and owing five (5) years from date, with said payments applied first to interest and then to the remaining principal balance due from month to month, together

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 13% per centum per annum, to be paid: monthly

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 situate, lying and being in the State of South Carolina, County of Greenville on the southern side of Williams Drive being known and designated as Lot No. 52 as shown on Plat of Orderest Park being recorded in the RMC Office for Greenville County in Plat Book S at Page 109 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Williams Drive at the front corner of Lot No. 51 and running thence with the line of said Lot S. 8-16 E. 140 feet to an iron pin on the northern side of a 20 ft. alley; thence with the northern side of said alley S. 81-44 W. 80 feet to an iron pin at the rear corner of Lot 53; thence with the line of said Lot N. 8-16 W. 140 feet to an iron pin on the southern side of Williams Drive; thence with the southern side of said Drive N. 81-44 E. 80 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of mortgagee of even date and to be recorded herewith.

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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