

Mortgagee: 206 Robinson St. 29609

NTC

MORTGAGE OF REAL ESTATE

BOOK 1502 PAGE 379

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }
 GR... FILED
 CO. S. C. MORTGAGE OF REAL ESTATE
 3 53 PM '80 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 DONN...
 WALTERSLEY
 R.M.C.

WHEREAS, I, D. Lee Mullinax, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto G. WALLACE KEELER

(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 SIX THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 6,500.00) due and payable

\$105.65 per month for 8 years, commencing June 1, 1980 and continuing at the rate of \$105.65 per month until paid in full, with each payment applied first to interest and balance to principal, with the right to anticipate the whole amt with interest thereon from date at the rate of 12% per centum per annum, to be paid: monthly /at

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the/any Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes: /time

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 Greenville Township, Parker School District, being known and designated as Lot 39 on a plat of the Fortner land prepared by R. E. Dalton and recorded July, 1922, in Plat Book "F", page 73, reference to which is hereby made for a more complete description, and having the following metes and bounds, to wit:

BEGINNING at iron pin on North side of Goodrich Street, 18.6 feet East from the right of way of P. & N. Siding, joint corner of Lots Nos. 38 and 39, and running thence N. 12-35 E. 130 feet to an iron pin; thence N. 78-10 W. 50 feet to an iron pin, joint corner of Lots Nos. 39 and 40; thence S. 12-35 W. 104.2 feet to a point on right of way of P. & N. Siding; thence following the said right of way of Siding 40.3 feet to intersection of said right of way line and Goodrich Street; thence S. 77-25 E. 18.6 feet to the point and place of the beginning.

This being the same property conveyed to the Mortgagor herein by deed of the G. Wallace Keeler of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 DEPARTMENT OF REVENUE
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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 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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