

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

RECORDED  
S. C.

MORTGAGE OF REAL ESTATE

BOOK 1510 PAGE 211

ALL WHOM THESE PRESENTS MAY CONCERN:

602 N Main St.  
Fountain 29644

WHEREAS, Michael L. Gault

(hereinafter referred to as Mortgagor) is well and truly indebted unto Betty Jane D. and William C. Gault

(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

Seven thousand five hundred ----- Dollars \$7,500.00 ; due and payable  
on demand

with interest thereon from date at the rate of 9 per centum per annum, to be paid: on demand

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, Fairview Township, and within the corporate limits of the Town of Fountain Inn, on the east side of Gulliver Street, with the following metes and bounds, to wit:

Beginning at Virginia C. McKelvey (formerly J. F. McKelvey) corner on Gulliver Street, and running thence with Gulliver Street 50 feet to an iron pin, corner with James Williams and Freda W. Boroff; thence with Boroff line to point on line of Peden McDowell (formerly J. A. DeBard); thence with McDowell line 40 feet to McKelvey line; thence with said McKelvey line to the beginning corner on Gulliver Street, and bounded by Boroff (formerly W. E. Gray); McDowell; McKelvey; and Gulliver Street.

This being the same property as conveyed to Mortgagor by Palmetto Bank as Executor of the estate of William Avery Patton and Sara Dell Patton, individually dated September 9, 1976 to be recorded in the REC Office for Greenville County on even date herewith.

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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