

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PLU '80

MORTGAGE OF REAL ESTATE

WESLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **MAYNARD ANDREW GREENE** same as  
**MAYNARD A. GREENE** and **DIANA C. GREENE**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **BANK OF GREER**

(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, ONE HUNDRED AND NO/100----- Dollars (\$6,100.00) due and payable

in 96 monthly installments for principal and interest of \$109.47 each beginning January 17, 1981, which if not paid sooner, the final payment shall be due December 17, 1988.

with interest thereon from date at the rate of 15% per centum per annum, to be paid as stated above.

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 Mortgagee 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 those certain pieces, parcels or lots of land, situate, lying and being in the State and County aforesaid, in Chick Springs Township, in the City of Greer, on the Southwestern corner of the intersection of Chestnut Avenue and Mt. Vernon Road, being known and designated as Lots Nos. Seventy-three (73) and Seventy-four (74) as shown on plat of Burgess Hills prepared by Piedmont Engineering Service, dated January 21, 1951, which plat is recorded in the R.M.C. Office for said County in Plat Book Y at pages 96 and 97. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is the same property conveyed to the Grantor herein by Francis M. Bruce and Sybil V. Bruce by two deeds recorded in said Office on November 15, 1977, in Deed Book 1068, at pages 461 and 462. The above described property is conveyed subject to the Restrictions recorded in said Office in Deed Book 431 at Page 176.

DERIVATION: See Deed from Robert C. Bruce dated April 27, 1979 and recorded in the Greenville R.M.C. Office in Deed Book 1192, Page 570.

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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 hereinafore 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 whatsoever lawfully claiming the same or any part thereof.

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