

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE CO. S.C.
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BOOK 1532 PAGE 371

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNA S. STANNERSLEY

WHEREAS, LISA BRUCE PRICE REYNOLDS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES H. PRICE, JR.

(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

ONE THOUSAND FIVE HUNDRED AND NO/100-----Dollars (\$ 1,500.00) due and payable

with interest thereon from NA at the rate of NA per centum per annum, to be paid: ON or before February 10, 1986, or sale of these premises, whichever occurs first.

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 lot of land in Greenville County, State of South Carolina, on the Eastern side of Rowley Street, in the City of Greenville, and being known as Lot No. 3 on plat of City Park property made by W. D. Neves for D. B. Traxier in April, 1912, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the East Side of Rowley Street 272 feet from Park Avenue; and running thence S. 76-30 E. 176.6 feet to an iron pin, joint corner of Lots 2 and 3; thence N. 80- 30 E. 52 feet to an iron pin, joint corner of Lots Nos. 3 and 4; thence along line of Lot No. 4 N. 76-30 W. 186.6 feet to an iron pin in Rowley Street; thence with Rowley Street S. 20-10 W. 50 feet to the beginning corner.

THIS conveyance is made subject to any restrictions, right-of-ways, or easements that may appear of record on the recorded plat(s) or on the premises.

THIS is the same property conveyed to the Mortgagor herein by deed of Samuel R. Reynolds, Jr. dated and recorded October 16, 1980, in Deed Book 1135 at Page 564 in the R.M.C. Office for Greenville County, and by deed of Bankers Trust of South Carolina as Executor of the Estate of Dorothea W. Hill recorded in Deed Book 1080 at Page 850, recorded June 9, 1978, in the R.M.C. Office of Greenville County.

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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 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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