

Mortgagee's address:

GREENVILLE S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE 81

MORTGAGE OF REAL ESTATE

BOOK 1539 PAGE 141

SONNIE SANDERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Welton A. Sanders and Anna G. Sanders

(hereinafter referred to as Mortgagor) is well and truly indebted unto Julius E. Robinson and Louise S. Robinson

(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 Seventeen Thousand Nine Hundred and No/100-----
----- Dollars (\$ 17,900.00) due and payable

as per the terms of that promissory note dated April 22, 1981

with interest thereon from date at the rate of 12% 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

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, in the City of Greenville, at the northeastern intersection of Mulberry and West Washington Streets and described by metes and bounds as follows:

BEGINNING at the northeastern intersection of Mulberry and West Washington Streets; and running thence with West Washington Street in a northwesterly direction 25 feet to an iron pin in the line of property of Manos Brothers, Inc.; thence with the line of said Manos Brothers, Inc., property in a northeasterly direction 82 feet, more or less to an iron pin on Cook Street; thence in a southerly direction with Cook Street 27 feet, more or less, to the northwestern intersection of Mulberry and Cook Streets; thence in a southwesterly direction with Mulberry Street, 63.5 feet to the place of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of the mortgagees herein as recorded in Deed Book 1146 at Page 810, in the RMC Office for Greenville County, S.C., on April 23, 1981.

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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