

amount financed \$4,813.65

MORTGAGE OF REAL ESTATE  
FILED MORTGAGE OF REAL ESTATE  
JUL 29 1981  
Donnie S. Tankersley  
RMC

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STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Avanell Lee Kimble**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Termplan, Inc. of South Carolina**

(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 Two hundred Fifty Five and 08/100**-----  
-----Dollars (\$ 7,255.08 ) due and payable

**according to the terms thereof, said Note being incorporated herein by reference**

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 piece, parcel or lot of land lying, situate and being in Bates Township, Greenville County, State of South Carolina and being a part of the land conveyed to Grantors by deed recorded in Book 604 at Page 426 of R.M.C. Office for Greenville County and being more completely described according to plat and survey made by A.E. Brown, L.S. dated May 14, 1971 with the following metes and bounds to-wit:**

**BEGINNING on an iron pin in center of County Road and running thence N. 82 E. 326 feet to iron pin, thence S. 35-W. 363.5 feet to iron pin; thence N.24-15 W. 275 feet to the beginning corner, containing one acre more or less.**

**This property adjoins land now or formerly owned by James Bates, Bolick and others.**

**This property deeded subject to all easements and rights-of-way and also restrictions as of this date on record.**

**Derivation: Spurgeon P. Saunders and Mary S. Saunders, July 17, 1972 Book 949 at Page 173**

**The Mortgagee's address is 107 E. North Street, Greenville, S.C. 29601**



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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