

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
AUG 7 11 41 AM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1549 PAGE 357

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Grace S. Mungo, a/k/a Grace S. Mungo Hunter by marriage

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. Bruce Kingsmore

(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 Ten Thousand and no/100-----

Dollars (\$ 10,000.00) due and payable

in sixty (60) equal payments of Two Hundred Ninety-Two and 28/100 (\$292.28) Dollars beginning August 5, 1981.

~~with interest thereon from~~

~~to the date of this mortgage~~

~~and the date of payment hereof~~

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, just outside of the city of Greenville, being Lot #15, Block G, of the O. P. Mills property as shown on plat recorded in Plat Book F at age 171, more particularly described as follows, to wit:

BEGINNING at an iron pin on Mills Avenue at the corner of Lot No. 13 and running thence with Mills Avenue S. 45-27 W. 60 feet to an iron pin on Mills Avenue; thence S. 44-44 E. 180 feet to an iron pin; thence N. 45-27 E. 59.4 feet to rear corner of Lot No. 13; thence with line of Lot No. 13 N. 44-33 W. 180 feet to the beginning.

This being the same property inherited by the Mortgagor as shown in the Will of Louie E. Smith filed in office of the Probate Court in Apartment 967, File 22.

Mortgagee's Address: Suite 618-D, South Carolina National Bank Building
Greenville, South Carolina 29601

1 AUG 5 1981 1294

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
04.00
PB. 11213

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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