

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
NOV 26 3 15 PM '81
DONN... WYERSLEY
S.C. MORTGAGE OF REAL ESTATE
TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, NOBUHARU MURAI

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. W. JONES

(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 **Eleven Thousand Three Hundred Sixteen and 46/100**-----

-----Dollars (\$ 11,316.46) due and payable
In monthly installments of One Hundred Fifty and No/100 Dollars (\$150.00) commencing December 26, 1981, and One Hundred Fifty and No/100 Dollars (\$150.00) on the 26th day of each and every month thereafter until paid in full. Interest and principal to be included in the said monthly payment.

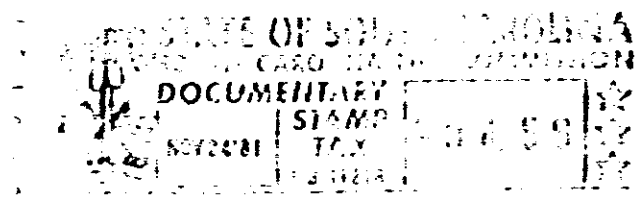
with interest thereon from **date hereof** at the rate of **Ten (10)** per centum per annum, to be paid **Monthly**

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 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**, being shown as **Lot 30** on plat of "**Subdivision for Union Bleachery, Division of Cone Mills Corporation, Greenville, S. C.,**" recorded in the RMC Office for Greenville County in Plat Book QQ at Page 80, and being also known as #106 Lester Avenue, and being shown as Sheet 159, Block 9, Lot 4 on the Greenville County Block Book.

Derivation: R. W. Jones, Deed Book 1158, Page 711, recorded 11-24-81.



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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 herein above 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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