

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.

Dec 1 3 41 PM '81  
DONNIE B. ANDERSON  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MELBA G. KIDD

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDGAR SHIELDS AND MARTHA JANE SHIELDS

(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 THIRTY THOUSAND AND NO/100-----

----- Dollars (\$30,000.00) due and payable in monthly installments of Three Hundred Eight and 59/100 (\$308.70) Dollars per month commencing January 1, 1982, and Three Hundred Eight and 70/100 (\$308.70) on the first day of each and every month thereafter until December 1, 1986, at which time the entire unpaid balance shall become due and payable.

with interest thereon from December 1, 1981 at the rate of twelve (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 Greenville, being known and designated as Lot No. 10, Block C of a subdivision known as Section 2 of East Highlands Estates according to a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book K at Page 44 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Willow Springs Drive at the joint front corner of Lots 10 and 11, which pin is 279.4 feet northeast of the intersection of Willow Springs Drive and West View Avenue and running thence with the joint line of said lots, N. 52-50 W. 232.8 feet to an iron pin on the southeast side of West View Avenue; thence with said Avenue, N. 30-0 E. 60.5 feet to an iron pin in the line of a 5-foot strip used for utilities; running thence with said strip, S. 52-50 E. 114.1 feet to an iron pin; running thence still with said strip, N. 47-43 E. 5 feet to an iron pin in the line of Lots 9 and 10; running thence along the joint line of said lots, S. 52-50 E. 148.8 feet to an iron pin on the northwest side of Willow Springs Drive, joint front corner of Lots 9 and 10; running thence with the northwest side of Willow Springs Drive, S. 56-50 W. 69 feet to the point of beginning.

Derivation: Edgar Shields and Martha Jane Shields, Deed Book 1158, at Page 965, recorded Dec 1, 1981 in the RMC Office for Greenville County, South Carolina.

The Mortgagor shall have the right to repay the entire indebtedness at any time before the due date without penalty.

SOUTH CAROLINA  
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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
DEC-1-81  
STAMP  
TAX \$12.00  
RB 11219

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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