



MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Kenneth R. Mitchell and Sarah L. Mitchell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Discount Company
Mauldin Square
Mauldin, South Carolina 29662

(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 **Fourteen Thousand, One Hundred Fifty Two Dollars and Eleven/100s**
Dollars (\$ 14152.11) due and payable

in **One Hundred Twenty (120) Monthly Installments of Two Hundred Fifty Five Dollars (\$255.00)**
with **First payment due February 05, 1982 and final payment due January 05, 1992.**

with interest thereon from date at the rate of **18** per centum per annum, to be paid:

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 and 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, shown and designated as Lot No. 96 on a Plat of Holly Springs subdivision, Section No. 2, which plat is recorded in the RMC Office for Greenville County in Plat Book 4R at page 54 and which plat is hereby referred to for a more particular description, to wit:

BEGINNING at an iron pin on the southwestern side of Poplar Lane, at the joint front corner of Lots No. 95 and 96 and running thence with the joint line of Lots No. 95 and 96, S. 16-18 W., 149.7 feet to an iron pin; thence S. 73-25 E. 115.0 feet to an iron pin at the joint rear corner of Lots No. 96 and 97; thence with the joint line of lots No. 96 and 97 N. 16-17 E. 153.2 feet to an iron pin on the southwestern edge of Poplar Lane; thence with Poplar Lane, N. 75-14 W., 115 feet to an iron pin, being the point of beginning.

This property is conveyed subject to restrictive covenants of record, set back lines, road or passageways, easements and rights of way, if any, affecting the above described property.

This is the identical property conveyed to the Grantor by deed recorded in the RMC office for Greenville County in Deed Book 965 page 345.



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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 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 whatsoever lawfully claiming the same or any part thereof.

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