

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
FILED
JAN 21 3 06 PM '82
SOUTH CAROLINA

BOOK 1561 PAGE 797

MORTGAGE OF REAL ESTATE

S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, NIGEL KEITH GRAY, HUSBAND OF JANE MARY GRAY, OF THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, DOERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto LEONA MAE S. MOUZON

(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

Twenty-One Thousand Five Hundred and 00/100 -----Dollars (\$ 21,500.00) due and payable

in accord with the terms of the note executed herewith

with interest thereon from 1/18/82 at the rate of 12% per centum per annum, to be paid: monthly at \$236.93 until paid in full; and

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, shown as lot #18, Section C of plat, Woodside Mills, made by Pickell & Pickell, Engineers, dated January 14, 1950 and recorded in R.M.C. Office of Greenville County, South Carolina, in Book W, pages 111-117; on East North Sixth Street and more fully described as follows:

BEGINNING at a stake on the north side of East North Sixth Street, said stake located South 82-31 W. 237.5 feet from northwest intersection of East North Sixth Street and Vance Street; and extending thence south 82-31 W. with the northern margin of East North Sixth Street 66 feet to a stake; thence north 7-29 W. 95.7 feet to a stake; thence north 82-31 E. 66 feet to a stake; thence south 7-29 E. 95.7 feet to the point of beginning.

This being the same property conveyed to the Mortgagee herein by deed of Better Home Builders, Inc. dated August 7, 1951, and recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 439 at page 450.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
JAN 21 1982
\$ 0 8 50

1 JAN 20 1982

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 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.

0797

4328 RV-23