

MORTGAGE OF REAL ESTATE -

CO. S. C.

BOOK 1565 PAGE 543

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
J. J. PH '82 MORTGAGE OF REAL ESTATE

H. H. BERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Grace S. Mungo (now Grace M. Hunter)

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Paul W. Webb

(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

Five Thousand and No/100----- Dollars (\$ 5,000.00) due and payable

on or before one year from date, with interest only payments of \$100.00 per month commencing April 1, 1982, and continuing on the 1st day of each month until entire principal amount is paid in full

with interest thereon from at the rate of 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 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. 15, Block G, of the O. P. Mills Property as shown on plat recorded in Plat Book F at Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Mills Avenue at the corner of Lot 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 the rear corner of Lot 13; thence with the line of Lot 13, N. 44-33 W. 180 feet to the point of beginning.

DERIVATION: Probate File 967-22, Office of the Probate Court, Greenville County.

This mortgage is junior in lien to that certain mortgage of Grace S. Mungo to Harold Finley in the original amount of \$18,000.00 recorded September 1, 1981, in Mortgage Book 1551 at Page 642, and also junior in lien to that certain mortgage of Grace S. Mungo to Carolina Investors in the original amount of \$13,532.40 recorded December 10, 1977, in Mortgage Book 1418 at Page 334.

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STATE OF SOUTH CAROLINA
DOCUMENTARY RECORDATION
APR 2 1982 157 00

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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