

MORTGAGE OF REAL ESTATE

BOOK 1568 PAGE 57

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
APR 16 3 01 PM '82
HARRISLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Cynthia Blair Miller

(hereinafter referred to as Mortgagor) is well and truly indebted unto Max W. Menuskin

(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 Seven Thousand Four Hundred Fifty and No/100-----

-----Dollars (\$ 37,450.00) due and payable

AS STATED IN NOTE OF EVEN DATE.

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, the Mortgagee's heirs, 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, in the City of Greenville, being located on the northerly side of East Prentiss Avenue and being known and designated as Lot No. 5, Block C of Cagle Park Land Company as shown by plat thereof recorded in Plat Book C at Page 238 in the RMC Office for Greenville County and having, according to said recorded plat, metes and bounds as follows:

BEGINNING at an iron pin at the joint corner of Lots Nos. 4 and 4 and running thence with the line of Lots Nos. 4 and 5, N. 34-07 W. 160.4 feet to a pipe in line of Lot No. 12; thence with the line of Lot No. 12, N. 77-46 E. 68 feet to an iron pin at corner of Lot No. 6; thence with the line of Lot No. 6, S. 32-26 E. 155.8 feet to an iron pin on East Prentiss Avenue; thence with the northerly side of East Prentiss Avenue, S. 75-23 W. 62 feet to the beginning corner.

This being the same property acquired by the Mortgagor by deed of Max W. Menuskin of even date to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: 1224 Kingston Drive
Birmingham, Alabama

CC10 -----3 AP16 82 . 036

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR 15 '82
TAX
15.00

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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

4. TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is 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.

10057

4328 RV-2