

MORTGAGE OF REAL ESTATE -

P.O. Box 2887
Greenville S.C. 29602
100-1569 437

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
MAY 10 1982
S.C.
DEEDS
RSLEY

WHEREAS, Harold C. Jennings and Gladys P. Jennings

(hereinafter referred to as Mortgagor) is well and truly indebted unto Trollingwood Realty Company, a partnership,

(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 Four Thousand and No/100----- Dollars (\$ 4,000.00) due and payable in two annual installments of \$2,000.00 each, one on May 6, 1983, and on May 6, 1984,

with interest thereon from May 6, 1981 at the rate of twelve per centum per annum, to be paid: yearly.

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, lying and being on the Western side of Rivendell Drive, being known and designated as Lot No. 136 as shown on a plat of Trollingwood, Section 2, prepared by Enwright Associates, dated May 11, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X at page 46, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Rivendell Drive at the joint corner of the premises herein described and a street reserved for future development, and running thence with said street, S. 69-51 W., 35.2 feet to an iron pin; thence continuing with said street, N. 65-09 W., 185 feet to an iron pin; thence N. 24-51 E., 78 feet to an iron pin at the joint rear corner of Lots Nos. 136 and 137; thence with the line of Lot 137, N. 17-18 E., 214.2 feet to an iron pin on the Western side of Rivendell Drive; thence with the Western side of Rivendell Drive, the following courses and distances: S. 16-23 E., 40 feet to an iron pin, thence S. 2-02 W., 73.3 feet to an iron pin and thence S. 24-51 W., 102.9 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by the Mortgagee herein by deed dated May 6, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1166 at page 502.

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4.0001
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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
MAY 1982 TAX \$ 01.60

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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