

GP. 50

Episcopal Church Home for Children

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. York, S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1578 PAGE 22

WHEREAS, James A. Robinson, Jr. and Margaret R. Roller

(hereinafter referred to as Mortgagor) is well and truly indebted unto Episcopal Church Home for Children

(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 Five Thousand and No/100 -----

Dollars (\$35,000.00) due and payable

according to the terms of that certain promissory note of even date

with interest thereon from date at the rate of twelve 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

ALL that certain piece, parcel or lot of land just outside the corporate limits of the City of Greenville, County and State aforesaid, on the South side of Mills Avenue, being known and designated as No. 5, Block "E", on plat of property of O. P. Mills, recorded in the R.M.C. Office for said County in Volume "C" of Plats at page 176, and having the following courses and distances, to-wit:

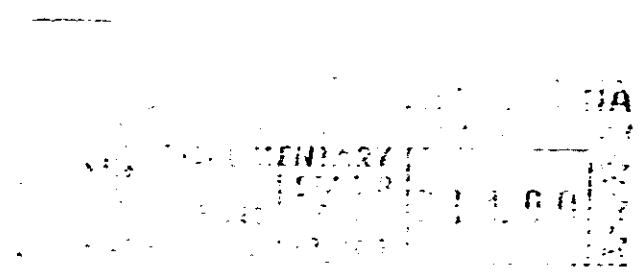
BEGINNING at an iron pipe on the south side of Mills Avenue, 132 feet west of Elm Street, at joint corners of lots three and five, and running thence with the line of said lots S. 44-33 E. 180 feet to an alley sixteen feet wide; thence with the line of said alley S. 45-27 W. 66 feet to joint corners of lots five and seven; thence along the line of said lots N. 44-33 W. 180 feet to Mills Avenue; thence along south side of Mills Avenue, N. 45-27 E. 66 feet to the beginning corner.

This is the identical property conveyed to the Mortgagors herein by deed from Episcopal Church Home for Children of even date to be recorded herewith in the R.M.C. Office for Greenville County.

In the event of default on payment, according to the terms of the note, /the mortgagors will voluntarily reconvey title to the mortgagees, at the option of mortgagees.

Mortgagors covenant that they will not commit waste or damage to property.

COPIED 11/17/82 033



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.

4328 RV-21