

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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

10 04 PM '82

WHEREAS, we, Billy Ray Dunn and Wingage Dunn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carol M. Tomberlin, Route 2, Box 44, Marietta, S.C. 29661

(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 Eight Thousand, Two Hundred and No/100-----

-----Dollars (\$8,200.00*****) due and payable in monthly installments of One Hundred, Twelve and 97/100 (\$112.97) Dollars, commencing on the 24th day of September, 1982, to be applied to interest and then to principal, and continuing on the same day of each month thereafter until paid in full;

with interest thereon from Date of Note at the rate of 11% per centum per annum, to be paid: as outlined in Note

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 piece, parcel or lot of land situate in Greenville County, State of South Carolina, in Cleveland Township, and further shown as Tract F on a Plat prepared by Webb Surveying and Mapping Co., November, 1978 as recorded in Plat Book 8-T at page 74, with reference being made to the said plat for a complete description as to courses and distances.

THE grantor hereby expressly reserves a right-of-way of 50 feet, measuring from the center line of an existing roadway running through this tract, for the purpose of egress and ingress by the general public to Mark Beech Road, and that such reservation of a right-of-way for a road through the property is reserved in perpetuity.

This conveyance is subject to any existing right-of-ways and easements currently existing and which are an encumbrances against the said property.

This being the same property that was conveyed to the Mortgagor by the Mortgagee on the 24th day of August, 1982 as recorded in Deed Book 1172 at page 612.

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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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