

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONALD J. BLACK

(hereinafter referred to as Mortgagor) is well and truly indebted unto PEGGY P. BLACK, Old Nash Mill Road, Rt. 1, Fountain Inn, S. C. 29644

(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 Two Thousand Seven Hundred Sixty Two and 00/100 (\$32,762.00)----- Dollars (\$ 32,762.00), due and payable

In accordance with Note executed on even date

with interest thereon from date at the rate of 8% per centum per annum, to be paid monthly

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, Paris Mountain Township, and being a part of Lot No. 2 on a plat of the property of W. D. Black, made by C. C. Jones, C.E., dated August 14, 1958, same to be recorded in the RMC Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at a point, an iron pin, on the southern edge of Circle Road, the joint front corner of said lot No. 2 and Lot No. 1 on said plat, and running thence along the joint line of said lots S. 14-30 W. a distance of 580.8 feet; thence N. 72-00 W. to a point on the western line of said Lot No. 2 a distance of 75 feet; more or less, said point being a distance of 580.8 feet to an iron stake on the southern side of said Circle Road; thence S. 72-00 E. a distance of 75 feet to the beginning corner, and containing one acre, more or less.

This being the same property as conveyed to Donald Jerry Black by W. D. Black by deed recorded in the R. M. C. Office for Greenville County in Deed Book 605, Page 67.

ALSO: ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 24 on a plat of Lakewood, the property of W. J. Greer as shown on plat thereof, recorded in the R. M. C. Office for Greenville County in Plat Book BBB at Page 181, and a survey entitled "Property of Ottis L. Koontz", prepared by Carolina Engineering & Surveying Company, dated October 9, 1968. According to said plat, this lot fronts 193.3 feet on the northwesterly side of Balcome Blvd. with a depth of 113.3 feet on one side and a depth of 116 feet on the other side and being 262.4 feet across the rear.

This being the same property conveyed to Donald J. Black and Peggy P. Black by Ottis L. Koontz by deed recorded in the R. M. C. Office for Greenville County in Deed Book 1022, Page 433.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
RECORDS
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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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