

FILED
GREENVILLE CO. S. C.

1580 853

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 26 12 51 PM '82

MORTGAGE OF REAL ESTATE

JOHNIE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GUILLERMO EDUARDO McCORMICK

(hereinafter referred to as Mortgagor) is well and truly indebted unto EUGENIA WELLBORN IRWIN

(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 Fourteen Thousand Five Hundred and No/100

Dollars (\$ 14,500.00) due and payable

in accordance with terms of note of even date

with interest thereon from date at the rate of ten (10%) 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, on the northern side of Stanley Drive, near the City of Greenville, being shown as Unit 19 on plat of Harbor Town, recorded in the R.M.C. Office for Greenville County in Plat Book 5P, Pages 13 and 14 and being more particularly described as follows:

BEGINNING at a point at the joint corner of Lots Nos. 19 and 20 and thence running S. 38-50 W., 20.8 feet; thence turning and running N. 51-10 W., 78.3 feet; thence turning and running N. 38-50 E., 20.8 feet; thence turning and running S. 51-10 E., 78.3 feet to the point of beginning.

This is the same property conveyed to the mortgagor by mortgage recorded simultaneously herewith.

This mortgage is junior in lien to that certain mortgage executed in favor of Mid-South Mortgage Company, Inc. recorded in the R.M.C. Office for Greenville County on September 27, 1976, in R. E. Mortgage Book 1378, Page 664.

THIS IS A PURCHASE MONEY MORTGAGE

If any part or all of the property or an interest therein is sold or transferred by Borrower without mortgagee's prior written consent excluding a transfer by devise, descent or by operation of law or the grant of a leasehold interest of three years or less not containing an option to purchase, the mortgagee may, at mortgagee's option, declare the entire sum created by this mortgage due and payable. This may be waived if all parties agree in writing to waive this requirement.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
SEP 22 1982
TAX
\$ 05.80
FEB 11 1983

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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 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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