

LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARRE, P.A. GREENVILLE, SOUTH CAROLINA  
ANDERSON AND FAYSSOUX

MORTGAGE OF REAL ESTATE

BOOK 1537 PAGE 638

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
CO. S. C.  
DEC 1 3 10 PM '82

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE J. TANKERSLEY

WHEREAS, William G. Wilson, Jr. and Kathy Rogers Wilson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wayne W. Freeman and Tini H. Freeman

(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 Fifteen Thousand and No/100

Dollars (\$ 15,000.00 ) due and payable

ADDITIONAL TERMS AS STATED IN NOTE OF EVEN DATE.

(11%)

with interest thereon from date at the rate of eleven per centum per annum, to be paid: in monthly installments of \$137.50 beginning January 15, 1983.

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:

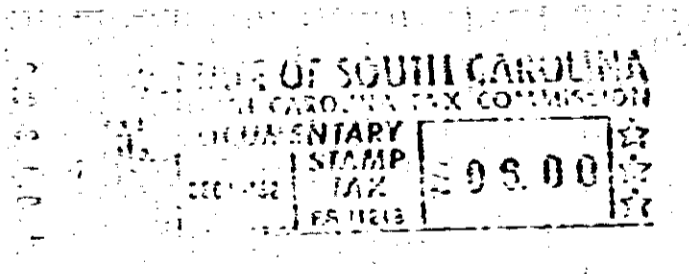
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, being known and designated as Lot #26 on plat of property of Knollwood Subdivision, recorded in Plat Book EE at Page 35, in the RMC Office for Greenville County and having, according to said plat, metes and bounds as shown thereon.

This being the same property acquired by the Mortgagors by deed of Wayne W. Freeman and Tini H. Freeman of even date to be recorded herewith.

TRANSFER OF THE PROPERTY; ASSUMPTION. IF ALL OR ANY PART OF THE PROPERTY OR AN INTEREST THEREIN IS SOLD OR TRANSFERRED BY BORROWER, EXCLUDING (a) THE CREATION OF A LIEN OR ENCUMBRANCE SUBORDINATE TO THIS MORTGAGE, (b), THE CREATION OF A PURCHASE MONEY SECURITY INTEREST FOR HOUSEHOLD APPLIANCES, (c) A TRANSFER BY DEVISE, DESCENT OR BY OPERATION OF LAW UPON THE DEATH OF A JOINT TENANT, ALL THE SUMS SECURED BY THIS MORTGAGE SHALL BE IMMEDIATELY DUE AND PAYABLE.

IN THE EVENT OF SUCH ACCELERATION, LENDER SHALL MAIL BORROWER NOTICE OF ACCELERATION BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED. SUCH NOTICE SHALL PROVIDE A PERIOD OF NOT LESS THAN 30 DAYS FROM THE DATE THE NOTICE IS MAILED WITHIN WHICH BORROWER MAY PAY THE SUMS DECLARED DUE. IF BORROWER FAILS TO PAY SUCH SUMS PRIOR TO THE EXPIRATION OF SUCH PERIOD, LENDER MAY, WITHOUT FURTHER NOTICE OR DEMAND ON BORROWER, INVOKE ANY REMEDIES PROVIDED HEREUNDER.



MORTGAGEES' MAILING ADDRESS: S. C. Episcopal Retirement Community  
West Columbia, S. C. 29169

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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