

MORTGAGE OF REAL ESTATE -

Mortgagee Address:

745 N. Pleasantburg Hwy
Greenville, SC 29607

1589 PAGE 576

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
C.S.C.
DEC 22 3 25 PM '82
DORIS W. BERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIE J. HARPER and WINNIE L. HARPER

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. DAN JOYNER CO., INC.

(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 ELEVEN and 37/100

Dollars (\$ 8,211.37) due and payable

AS PER TERMS OF 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:

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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 Mortgagee in hand well and truly paid by the Mortgagor 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, known and designated as Lot No. 15A on plat of C. O. Riddle, RLS, February 18, 1970, entitled "Property of Donald E. Baltz" recorded in the RMC Office for Greenville County in Plat Book 4-D, Page 103 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Mooremont Avenue, the joint front corner of Lots 15A and 15B and running thence with the joint line of said lots, S 84-16 W 174.15 feet to an iron pin; thence S 2-55 E 100 feet to an iron pin; thence N 84-16 E 174.1 feet to an iron pin on the west side of Mooremont Avenue; thence with the west side of said street, N 2-55 W 100 feet to the beginning corner.

Being the same property conveyed to the mortgagors herein by deed of Mortgage Guaranty Insurance Corporation, recorded 10-15-76 in Deed Book 1044, Page 684.

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STATE OF SOUTH CAROLINA
CLERK OF THE SUPREME COURT
RECORDS AND DEEDS DIVISION
DECEMBER 22 1982
STAMP TAX
\$ 03.32
FEB 12 1983

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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