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STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE CO S.C.
MAY 2 1 51 PM '83

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

WHEREAS, **DONNIE S. WENTFORD**
Wentford L. Wentford

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Black's Mechanical Contractors, Inc.**
P. O. Box 109

(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

TWENTY THOUSAND Dollars (\$ 20,000.00) due and payable
in equal monthly installments of \$424.95 commencing on the second day of June, 1983 and continuing on the second day of each month thereafter until the principal and interest have been fully paid, with final payment, if not sooner paid, due and payable on May 2, 1988 (60 months).
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**.

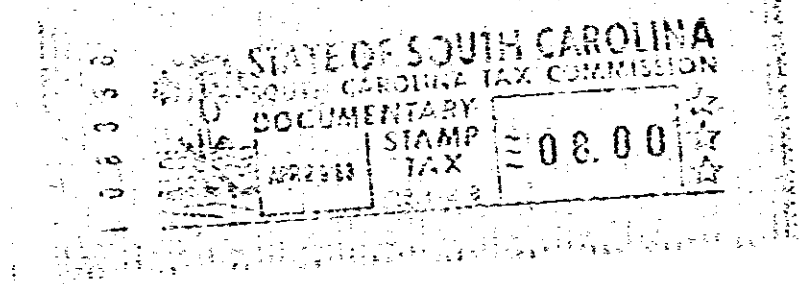
All that piece, parcel or lot of land, consisting of 1.11 acres as shown on plat of survey of Benjamin Booth Company, dated September 23, 1969, and revised September 30, 1969 and January 29, 1970, by Carolina Engineering and Surveying Company, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the line of property now or formerly of Philpot, which point is N. 55-50 W., 293.9 feet from an old iron pin, and running thence N. 18-36 W. 179.5 feet to a point; thence N. 71-24 E. 350 feet to a point; thence S. 60-4 E. 89 feet to a point on the line of property now or formerly of Philpot, thence running with said line S. 55-50 W. 424.9 feet to the point of beginning.

TOGETHER WITH:

The right of way and easement to a 20 foot drive and to the public water supply as described in that certain derivative deed to the mortgagor from James W. Oller.

This is the same property conveyed to the mortgagor by deed of mortgagee recorded May 2, 1983 in the R.M.C. Office for Greenville County, South Carolina.



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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.