

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
MAY 9 12 22 PM '83
GREENVILLE CO S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Paul E. McGilvra and Susan L. McGilvra
DONNIE S. DANIELSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Dean Cummings and Naomi F. Cummings

(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
Twelve Thousand, Six Hundred Dollars (\$ 12,600.00) due and payable

with interest thereon from even date at the rate of per note per centum per annum, to be paid: as set forth in said note

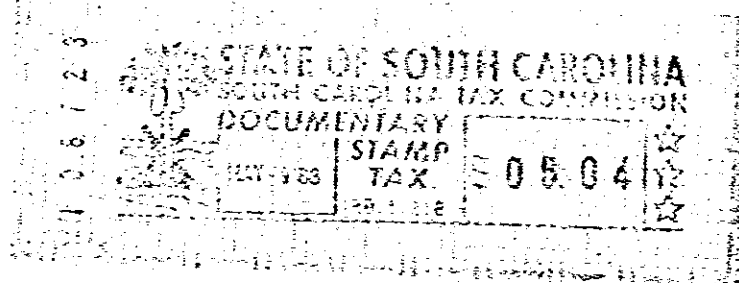
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, at the southeastern corner of the intersection of Ivydale Drive (formerly Churchill Avenue) and Flint Street and being known and designated as Lot 121 on a plat of "Piedmont Estates" recorded in the RMC Office for Greenville County in Plat Book KK, Page 45 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Mortgagees as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1187, Page 896, on May 9, 1983.

This mortgage is junior and second in lien to that certain note and mortgage given to NCB Mortgage Corporation as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1453, Page 162.



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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 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.