

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE S.C.  
JUN 10 10 15 AM '83

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

DONNIE S. STANLEY

WHEREAS, PAUL C. GAULT, JR., AND JENNIE F. GAULT

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARY LYNN ZIMMERMAN

(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 SIXTY-THOUSAND EIGHT HUNDRED AND NO/100-----

Dollars (\$ 60,800.00 ) due and payable

IN FIFTY-NINE (59) equal monthly installments of Five Hundred Seventy-Nine and 01/100 (\$579.01) Dollars, Beginning June 1, 1983 and continuing monthly with one final installment due on May 1, 1988.

with interest thereon from May 26, 1983 at the rate of 11% per centum per annum, to be paid:

AS SET OUT ABOVE

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

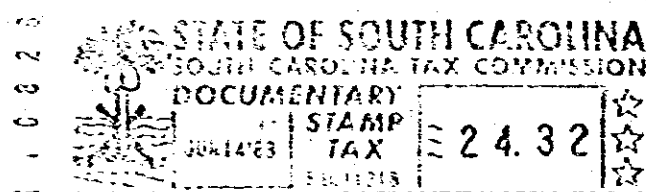
ALL that certain piece, parcel or lot of land, situate, lying and being in the City and County of Greenville, State of South Carolina, and being shown and designated as Lot 61 on a plat of Ables and Rasor recorded in Plat Book "E" at Page 153, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Club Drive at the joint front corner of Lots 61 and 62 and running thence with Club Drive N. 65-30 E. 80 feet to a point; thence running S. 19-26 W. 172.8 feet to a point; thence running S. 66-26 W. 82 feet to a point; thence running N. 18-44 W. 171.6 feet to the point of beginning.

Derivation: Deed Book 1190, Page 213 - Mary Lynn Zimmerman 5/26/83

THE mortgagors agree that they will keep the premises herein insured for the full replacement value and all risk perils during the entire period of this mortgage.

Mortgagors have the right to prepay in full at any time without penalty.



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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