



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Alva Wayne Guerin and Shirley Ann Guerin

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

James E. May, Rt. 7, Box 710, Easley, SC 29640

(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

Four Thousand Two Hundred Twenty and 68/100 Dollars (\$ 4,220.68) due and payable in equal monthly installments of \$40.53 for a period of twenty (20) years, with the first monthly installments of \$40.53 to begin on September 10, 1983 and continuing with \$40.53 on the 10th day of each month thereafter

with interest thereon from date at the rate of ten per centum per annum, to be paid: each monthly payment to first apply to interest, balance to principal

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, and being more particularly described as Lot. No. 91, Section 6, as shown on a plat entitled "Subdivision of Dunean Mills, Greenville, South Carolina, on June, 1948, revised June 15, 1948, and August 7, 1948, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book S, at Pages 173-177, inclusive. According to said plat the within described lot is also known as No. 19 Wrigley Street and fronts thereon 60.2 feet."

This being the same property conveyed unto the Mortgagors herein by deed of Mortgagee dated August 25, 1983 and recorded simultaneously with this mortgage in the Office of the Clerk of Court for Greenville County, SC.

STATE OF SOUTH CAROLINA
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CLERK OF COURT
RECORDED
SEP 07 1983
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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.

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