

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's address:

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Larry S. Rumfelt and Deborah S.

Rumfelt

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Jerry Scott Cely and June Cely Lancaster, as Co-Trustees of Trust A under the Will of James V. Cely, Sr. (hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

seventy-eight and 14/100ths ----- DOLLARS (\$ 9,278.14),

with interest thereon from date at the rate of 12.00 per centum per annum, said principal and interest to be repaid: in 106 equal monthly installments of \$142.36 commencing December 1, 1983 with a like payment on the same date of each month thereafter until paid in full.

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 County of Greenville, State of South Carolina and being known and designated as Lot 38 on a plat of Duncan Mills recorded in Plat Book S at Pages 176 and 177 in the Greenville County RMC Office for Greenville County, South Carolina, and having, according to said plat the following metes and bounds, to wit:

BEGINNING at the northern side of Henry Street, at the joint front corner of Lots 37 and 38; thence with the line of Lot 37, N 1-19 E, 91.2 feet to a pin on an alley; thence with the southern side of said alley, S 89-43 E, 55 feet to a pin at the rear corner of Lot 39; thence with the line of Lot 39, S 119 W, 92 feet to a pin on Henry Street; thence with the northern side of said street, N 68-46 W, 55 feet to the point of beginning.

DERIVATION: Deed of Aaron D. Enecht, Sr. recorded November 25, 1983 in Deed Book 244 at page 248 in the Greenville County RMC Office.

Together with all and singular the rights, members, hereditaments and appurtenances to the same belonging or 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 and any other equipment or 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.

093

2428-172