

GREENVILLE
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 30 2 35 41 1983
R.M.C.

MORTGAGE OF REAL ESTATE

VOL 1641 PAGE 998

WHEREAS, James C. Moon, Jr.

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

(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 and no/100 -----
-----Dollars (\$4,500.00) due and payable

with interest thereon from _____ at the rate of 12% 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:

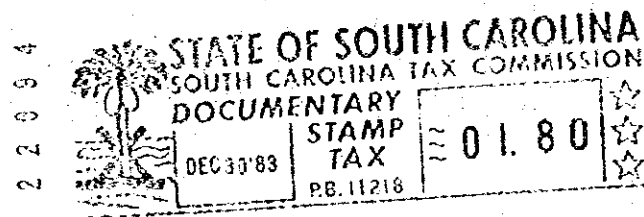
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Montague Circle, and being shown more fully as Lot 25 on a plat of survey recorded in the RMC Office for Greenville County in Plat Book GG, Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Montague Circle, at the joint corner with Lot 26 and running thence with the said Circle S. 11-34 W. 121.0 feet to a point; thence along an arc, the chord of which is S. 44-35 W. 33.4 feet to a point; thence N. 71-22 W. 157.8 feet to a point at Lot 24, thence N. 18-38 E. 150.0 feet to a point; thence S. 71-22 E. 157.7 feet to the point of beginning.

THIS conveyance is subject to all easements, restrictions, rights-of-way or other matters which may appear by examination of the public record or the premises.

THIS is the same property conveyed to James C. Moon, Jr. by deed of William Dennis Black recorded in the RMC Office for Greenville County at Deed Book 1203, Page 470 on DECEMBER 30, 1983.



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.

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