

Mortgagee's address: 25 Sweetbriar Road, Greenville, SC 29615
MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James R. Wise, Jr.

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

James B. Newman

(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

Six Thousand Two Hundred Fifty and No/100----- Dollars (\$ 6,250.00) due and payable

in accordance with the terms of a note of even date herewith

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 piece, parcel or lot of land in Greenville County, South Carolina, being shown and designated as Lot No. 2 on a plat of Pinehurst as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book PP at Page 38, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Montis Drive (now or formerly known as Paris View Drive) at the joint front corner of Lot No. 3, 355 feet south of the curved intersection of Merrydale Lane with Montis Drive, and running thence S. 89-02 W. 289.1 feet to an iron pin; thence S. 19-34 E. 114.4 feet to an iron pin; thence N. 84-48 E. 253.4 feet to Montis Drive; thence with said Drive, N. 0-58 W. 90 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deeds recorded in Deed Book 978 at Page 35 on June 29, 1973, and Deed Book 1029 at Page 100 on December 19, 1975.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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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 of all encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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