

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN

JUL 2 5 01 PM '84

WHEREAS, Jerry M. Lunsford and Deborah E. Lunsford
DONNIE R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ellen J. Lucas

(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 Forty-four Thousand, Four Hundred Fifty and no/100ths

Dollars (\$ 44,450.00) due and payable
In one hundred twenty (120) equal monthly installments of Four Hundred Twenty-three and 31/100ths Dollars (\$423.31) per month beginning August 1, 1984, with the entire balance due and payable in full on or before July 31, 1994.

with interest thereon from June 26, 1984 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

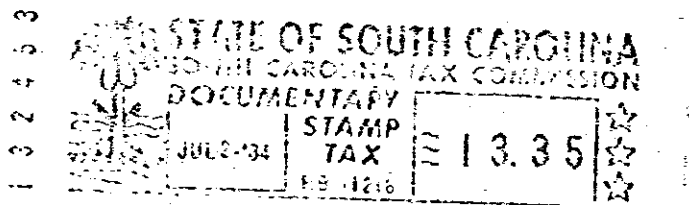
ALL that certain piece, parcel or lot of land in the City and County of Greenville, State of South Carolina, situate, lying and being on the northeastern side of Lullwater Road and being known and designated as Lot 28 on Plat of Northside Gardens, dated November, 1946, and recorded in the RMC Office for Greenville County in Plat Book S, Page 17, reference being made to said plat for a more particular description thereof.

DERIVATION: Deed Book 1216, Page 170 - Ellen J. Lucas 6/ /84

THIS Note and Mortgage may be paid in full at any time without penalty.

THERE will be a Five (5%) percent late charge for any payment not received within Fifteen (15) days of the due date.

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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 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.