

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville ^{FILED}
 GREENVILLE S. C.

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

WHEREAS, OCT 2 2 12 PM '84
 RUBY WARE
 DONALD S. WAINERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto JERRY M and DEBORAH LUNSFORD
 106 FLEETWOOD DRIVE
 GREENVILLE, SC 29605

(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

TWO THOUSAND, FIVE HUDNRED, FORTY Dollars (\$2,540.00) due and payable

According to the terms of a note of even date

with interest thereon from September 29, at the rate of 12 per centum per annum, to be paid: September 29, 1987.

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

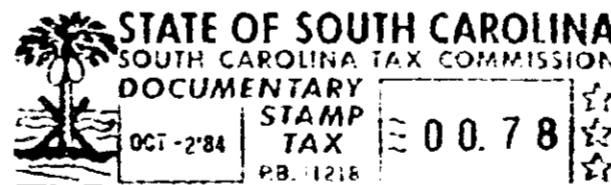
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville and being located on Fleetwood Drive in Magnolia Acres Subdivision and having, according to a plat prepared by Arbor Engineering, Inc., dated February 5, 1979, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northern side of Fleetwood Drive, joint front corner of Lot 70 and Lot 71 and running thence S. 68-50 W. 85 feet to an old iron pin; thence N. 21-10 W 172 feet to an old iron pin; thence N. 68-50 W. 85 feet to an old iron pin; thence S. 21-10 E. 172 feet to the beginning corner.

This is the same property conveyed to the Grantor herein by the Deed of Jerry M. Lunsford and Deborah E. Lunsford, said Deed being recorded in the RMC Office for Greenville County in Deed Book 1223 at Page 118, recorded on October 2, 1984.

This is a third mortgage, junior to that given to Union Home Loan Corporation, said Mortgage being recorded in the RMC Office for Greenville, County in Mortgage Book 1684 at Page 144, recorded on October 2, 1984.

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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.

1223