

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 16 10 32 AM '79
DOWN BANKERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wendell E. Lunsford and Patsy B. Lunsford

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolina National Bank, Easley, South Carolina

(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 Twelve Thousand and no/100ths

Dollars (\$ 12,000.00) due and payable

with interest thereon from date at the rate of twelve per centum per annum, to be paid: on or before
January 14, 1980.

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 on the northeast side of Live Oak Way being shown as Lot 20 on plat of Oakwood Acres recorded in the RMC Office for Greenville County, South Carolina in Plat Book MM, Page 135 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Live Oak Way at the joint front corner of Lots 19 and 20 and running thence along the line of Lot 19 N 67-05 E 188.9 feet to an iron pin; thence S 17-13 W 72.9 feet to an iron pin; thence S 87-17 E 80 feet to an iron pin; thence along the line of Lot 21 S 67-05 W 213.8 feet to an iron pin on the northeast side of Live Oak Way; thence along Live Oak Way N 22-55 W 90 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Doris L. Beedie as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 897, Page 368 on September 1, 1970.

THIS mortgage is junior in lien to that certain note and mortgage given by Mortgagor to C. Douglas Wilson & Co. as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1165, Page 113, on September 1, 1970.

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RECORDED
JUL 16 1979
120400

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.

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