

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC. 10. S. C.
90 AM '82
MCCERSLEY

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

WHEREAS, WE, CHARLES WRIGHT & NELLIE WRIGHT

(hereinafter referred to as Mortgagor) is well and truly indebted unto THEO W. MITCHELL

(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 Hundred Dollars (\$ 600.00) due and payable

with interest thereon from 12-23-81 at the rate of 15% per centum per annum, to be paid: Feb. 28, 1982

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 within the corporate limits of the City of Greenville, on the north side of Harris Street, being known and designated as Lot no. 20 on plat of Richland Land Company recorded in the R. M.C. Office for Greenville County in Plat Book A, at Page 315, and being described by metes and bounds, as follows:

BEGINNING at an iron pin on the north side of Harris Street at the joint front corner of Lots Nos. 20 and 22, and running thence along the line of Lot no. 22, in a northwesterly direction, 110 feet to an iron pin; thence in a southwesterly direction, and parallel with Harris Street, 50 feet to an iron pin at the corner of Lot No. 18; thence with the line of Lot No. 18 in a southeasterly direction, 110 feet to an iron pin on Harris Street; thence with the north side of Harris Street, in a northeasterly direction, 50 feet to the point of beginning; being the same lot of land conveyed to the Grantors by J. H. Mauldin and D. U. Mauldin, by deed dated April 18, 1952, and recorded in the R.M.C. Office for Greenville County in Deed Book 455, at Page 171.

THE above described lot is shown on the Township Block Book at Sheet 200, Block 2, Lot 40.

This is the same property conveyed to Mortgagors by Calvin & Annie Pinson on June 21, 1974 and recorded in Vol. 1001, page 704 in the R.M.C. Office for Greenville County, South Carolina

NOT RECORDED

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
FEB 17 1982
20024

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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