

Charlotte, N.C. 28207

FILED

BOOK 1804 PAGE 846

STATE OF SOUTH CAROLINA GREENVILLE COUNTY OF GREENVILLE

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

APR 29 12 17 PM '83

DONNIE S. STANKERSLEY

WHEREAS, FRANK GIBSON AND LENA R. GIBSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto MILDRED M. POOLE AND LOUISA M. GRAY

(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 Sixty Thousand and no/100's

Dollars (\$ 60,000.00 ) due and payable

with interest thereon from date at the rate of twelve per centum per annum, to be paid: according to said Note.

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, City of Greenville, at the intersection of McDaniel Avenue and Belmont Avenue and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of McDaniel Avenue and Belmont Avenue, and running thence along the south side of Belmont Avenue, N. 89-51 E. 176.3 feet to an iron pin at the rear corner of Lot No. 63; thence with the rear line of Lots Nos. 63, 62 and 61, S. 14-39 W. 143.1 feet to an iron pin; thence N. 75-35 W. 170 feet to an iron pin on the east side of McDaniel Avenue; thence along the east side of McDaniel Avenue, N. 14-29 E. 99 feet to the beginning.

This being the same property conveyed to the mortgagors by Mildred M. Poole and Louisa M. Gray on April 18th, 1983, and recorded April 29th, 1983, in the RMC Office for Greenville County in Deed Book 1187 at Page 328.

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX \$ 24.00

2 APR 29 1983 901 4.00 CI

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.