MORTGAGE OF REAL ESTATE - Prepared to EDWARDS & MERKENSON Automers at East Open Company to the Company of the C

STATE OF SOUTH CAROLINA
COUNTY OF GPEENVILLE

GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

LINNIE STANKERSLEY
RIMLE

WHEREAS. Willie L. Lumpkin, Jr., and Mary C. Lumpkin

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Frank Ulmer Lumber Company, Incorporated,

(bereinafter referred to as Mortgagee) as exidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Eight Thousand, Nine Hundred and 00/100 ----- Dollars is 8,900.00--- due and payable

in annual payments of \$2,000.00 until principal and interest are paid in full beginning March 29, 1977

with interest thereon from date at the rate of 8 per centum per annum, to be paid: annually

WHEREAS, the Mortgagor may hereafter become indebted to the seld Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for texes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgapor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and off any other and further sums for which the Mortgapor may be indebted to the Mortgapee at any time for advances made to or for his account by the Mortgapee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgapor in hand well and truly gaid by the Mortgapee at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has gramted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgapee, its successors and assigns:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northeasterly side of Edwards Mill Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 52 on plat entitled SEVEN OAKS as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4R at Page 6. Said plat is specifically referred to for a more complete property description.



Together with all and singular rights, members, herditaments, and epportenences to the same belonging in any way incident or apportaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 encumbes 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 Mortgagoe forever, from and against the Mortgagor and all persons whomstever fawfully claiming the same or any part thereaf.

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