

STATE OF SOUTH CAROLINA
COUNTY OF



BOOK 1232 PAGE 245

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Charles Lee & Julia Stevens

(hereinafter referred to as Mortgagor) is well and truly indebted unto Termplan, Inc. of Greenville

(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 Nine Hundred Thirty Six and no/100

Dollars (\$ 936.00) due and payable in 24 installments of \$ 39.00 (Thirty Nine and no/100) each and every month beginning with the first installment due June 1, 1972 and each and every month thereafter until paid in full

with interest thereon from date at the rate of 24.54 per centum per annum, to be paid: 24 installments of \$ 39.00 each

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

All that certain piece, parcel, or tract of land in Greenville Township, Greenville County, State of South Carolina, and being known and designated as Lot #8 on that certain Plat of Property known as Nicholtown Heights near Greenville, South Carolina according to plat by C.M. Furman, Jr., dated, 1922, recorded in the RMC Office for Greenville County in Plat Book F, page 68, according to a revised plat by W.J. Riddle, Surveyor, recorded in the RMC Office for Greenville County in plat book M., page #4, and reference is hereby made to said plats for a complete and accurate description and being the same property, conveyed to John L. Stevens by deed dated July 8, 1944 from N.O. McDowell, Jr., and recorded in the RMC Office for Greenville County in deed book 265, page 192, and being the same property, conveyed to the grantor by deed from John L. Stevens dated February 24, 1947, and recorded in the RMC Office for Greenville County in Deed Book at page 308 page 43.

The property hereinabove conveyed is located at the southeastern intersection of Cook avenue, and Watson Street, has a frontage of 40 Feet and a depth of 110 Feet.

Beginning at a stake at the southeast corner of Rebecca and Watson Streets, and running thence with the Southern Side of Watson Street, N. 89-15 E. 110 Feet to a stake at the corner of lot No. 31, thence with the line of said lot, S. 00-45 E. 40 feet to a stake at corner of lot No. 9, thence with the line of said lot, S. 89-15 W. 110 feet to a stake on Rebecca Street, thence with eastern side of Rebecca Street, N. 00-45 W. 40 feet to the beginning corner...

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 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.