

REGULATION NO 22
MORTGAGE OF REAL ESTATE
COMPLIED WITH
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 13 9 37 AM '73
Office of P. BRADLEY MORRAH, III., Attorney at Law, Greenville, S. C.
DONNIE S. TARKERSLEY
R.M.C.

BOOK 1281 PAGE 367

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

WHEREAS, Robert E. Danuser and Janet M. Danuser

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southeastern Insurance Company, Inc.

(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 Twenty Thousand and no/100-----

Dollars (\$ 20,000.00) due and payable

in equal monthly installments of \$242.66 each on the 15th day of each and every month, commencing July 15, 1973, with the final payment due June 15, 1983; payment applied first to interest, balance to principal,

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid monthly

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 same with Keith Drive, and being shown as a portion of Lot 1, on Plat of property of A. A. Green, prepared by Pickel and Pickel Engineers in November 1945, recorded in Plat Book M. at page 145 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of South side of Keith Drive with the East side of East North Street; thence along Keith Drive S. 35-45 E. 220 feet to an iron pin; thence S. 51-00 W. 187 feet to an iron pin; thence through Lot No. 1, N. 34-30 W. 220 feet to an iron pin on the East side of East North Street Extension; thence with said road N. 51-00 E. 170 feet to the beginning point.

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.