

1975 117

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Edward P. Flaspoebler and
Julia H. Flaspoebler

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Peter J. McJord and Ann L. McJord

(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

FIFTEEN THOUSAND AND NO/100

DOLLARS (\$ 15,000.00)

due and payable with interest due and payable monthly in advance on the first, principal to be repaid in full January 15, 1975, or upon the sale of the Potomac Avenue residence, whichever comes first,

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:

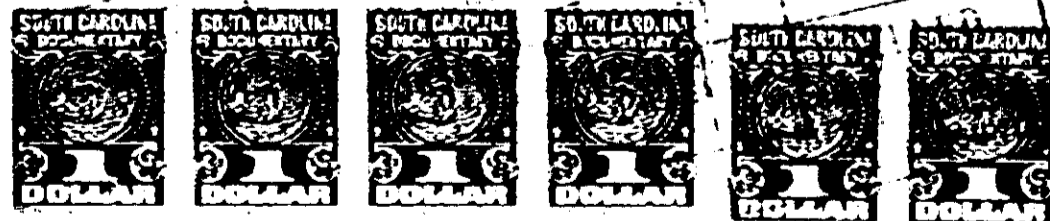
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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,

ALL that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 36 of a subdivision known as Cedar Terrace according to plat thereof prepared October 26, 1966, by S. A. Wolf, E.L.S., and recorded in the R. M. C. Office for Greenville County in Plat Book 888, at Page 137 and having, according to said plat, the following setec and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Pinehurst Drive, joint front corner of Lots 37 and 38 and running thence with the joint line of said lots, S. 60-24 E. 188.7 feet to an iron pin on the western bank of a branch at Thomason's property; thence with the branch as the line, the traverse line of which is N. 20-37 E. 101.8 feet to an iron pin at the joint rear corner of Lots 38 and 39; thence with the joint line of said lots, N. 60-24 W. 208.1 feet to an iron pin on the eastern side of Pinehurst drive, joint front corner of Lots 38 and 39; thence with the eastern side of Pinehurst Drive, S. 9-36 W. 100 feet to the point of beginning; being the same conveyed to us by Ben C. Sanders by deed dated January 16, 1968, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 836, at Page 287.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.