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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

17 2 CO. S. C.  
H. S. TANKERSLEY  
R.M.C.

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

WHEREAS, MARGARET L. STEURER

(hereinafter referred to as Mortgagor) is well and truly indebted unto PLAZA MARINA COMMERCIAL CORPORATION, A CALIFORNIA CORPORATION,

(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/100THS-----Dollars (\$60,000.00-- ) due and payable

IN FULL THIRTY-SIX (36) MONTHS FROM DATE HEREOF, PLUS INTEREST,

with interest thereon from DATE at the rate of SEVEN (7%) per centum per annum, to be paid: AT MATURITY.  
INTEREST SHALL NOT BE COMPOUNDED ANNUALLY.

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, in Chick Springs Township, located on the Eastern side of the Enoree River, containing 69.5 acres, more or less, as shown on a plat of property of W. W. Crump, prepared by C. O. Riddle, RLS, in May 1955, and having the following metes and bounds:

BEGINNING at an iron pin in the center of an old road at the Northern corner of said tract, and running thence along the Greer line S. 59-25 E. 605 feet to an iron pin; thence along the Harriston line S. 58-42 E. 1,256.9 feet to an iron pin in a walnut stump; thence along the Harriston line N. 63-56 E. 673 feet to an iron pin on Nesbit Creek; thence N. 63-56 E. 20.3 feet to the center of said creek; thence along and down the center of said creek as the line 1,849.3 feet, more or less, to the center of the Enoree River; thence along and up the center of said river as the line 5,354.7 feet, more or less, to the center of the river and the old road near the beginning; thence along the center of said road N. 38-45 E. 80 feet to the beginning.

IN the event the maker hereof sells, transfers, encumbers or refinances the real property described herein, then the note shall immediately become due and payable without demand or notice.



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.

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