

MORTGAGE OF REAL ESTATE  
GREENVILLE CO. S. C.

1437 1978

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

6 12 20 PM '78  
ONE S. TAYLOR ST. TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

MORTGAGE OF REAL ESTATE

WHEREAS, **I, Francisco McZeno**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Mildred S. Center, Her Heirs And Assigns,**

(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

**Six Thousand** Dollars (\$ **6,000.00** ) due and payable  
**in monthly installments of Two Hundred Seventy Four and 11/100 (\$274.11)**  
**Dollars, commencing the 6th day of August, 1978 and each consecutive month**  
**thereafter until paid in full, payments to be applied first to interest and**  
**then to principal with the privilege of acceleration.**

with interest thereon from . . . **date** at the rate of **Nine** 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 tract of land situate, lying and being on the eastern side of Walker Road in the County of Greenville, State of South Carolina, containing 4.0 acres and having the following nests and bounds according to plat entitled "Property of Mildred S. Center" dated May 15, 1975, revised October 19, 1977 by Campbell and Clarkson Surveyors, Inc.:**

**BEGINNING at a point in the center of Walker Road, which point is located approximately 592.17 feet north of the intersection of Jackson Grove Road and Walker Road and running thence with the center line of Walker Road N. 14-02 W. 180.3 feet to a point; thence N. 13-27 W. 77 feet to a point; thence leaving Walker Road and running S. 88-34 E. 741.1 feet to a point; thence S. 305 W. 250 feet to a point; thence N. 88-25 W. 666.07 feet to the point of beginning and being a portion of the property conveyed to the grantor herein by deed of J. D. Stargel, recorded October 28, 1966 in Deed Book 808, Page 380, Greenville County R. M. C. Office.**

**THIS conveyance is made subject to the following covenants and restrictions which shall be for the benefit of other adjoining property now owned by the grantor herein, her heirs and assigns and shall be deemed to be covenants running with the land; (a) This property shall be used solely and exclusively for single family residential dwellings and no mobile home, trailer or other structure of a temporary character shall be placed thereon; (b) No residence shall be erected on this property with a heated ground floor area of less than 1600 square feet, exclusive of porches and garages.**

**BEING the property conveyed to the Mortgagor by Gladys S. Merritt on July 6th, 1978, and recorded July 6th, 1978 in Deed Book 1082, at Page 595, in the Office of the R. M. C. for Greenville County.**

STAMP 02.40

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 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.

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