

FILED
GREENVILLE CO. S. C.
OCT 31 4 27 PM '79
DONNIE S. TANKERSLEY
R.M.C.

Real Estate Mortgage

1400 1400

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN

THIS MORTGAGE, made this 26th day of October, 1979, by Stephen S. Stern and Irene F. Stern hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Thirteen Thousand Five Hundred Twenty-Five and No/100 (\$ 13,525.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of One Hundred Ninety-Nine and 95/100----- (\$ 199.95) Dollars each, the first instalment being due December 15, 1979, and the remaining instalments are due on the 15th day of each month thereafter.

NOW KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

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, lying and being on the Southern side of Coachhill Drive, and being known and designated as Lot #48 of Pelham Wood Subdivision, Section 1, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-F, at Page 33, and having such metes and bounds as appear thereon, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 48 and 49, on the Southern side of Coach Hill Drive, and running thence with the joint line of said lots, N. 8-30 W., 190 feet to an iron pin, joint rear corner of said lots; thence running with the rear line of Lot 48, S. 78-09 W., 100.17 feet to an iron pin, joint rear corner of Lots 48 and 47; thence running with the joint line of said lots, S. 8-30 E., 195.85 feet to an iron pin in the southern side of Coach Hill Drive; thence running with the southern side of said Drive, N. 81-30 E., 100 feet to an iron pin, point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Debra R. Heape dated March 30, 1977, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1053, at Page 979, on April 4, 1977.

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TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed really and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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