

1402 2054
MORTGAGE OF REAL ESTATE Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE 4 22 PM '80

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, PATRICIA M. STEVENS

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

(hereinafter referred to as Mortgagor) is well and truly indebted unto DANIEL K. BOYTER & CAROLYN T. BOYTER

(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

FIVE THOUSAND ----- Dollars (\$ 5,000.00) due and payable
\$111.23 on the first day of March, 1980 and a like amount on the first day
of each and every month thereafter until the entire principal sum is paid
in full; said instalments to be applied first to payment of interest and balance to
principal
with interest thereon from date at the rate of 12% 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, the Mortgagee's heirs, 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 O'Neal Township, located on Manley Street and being southwesterly of the intersection of State Highway 134 and Manley Street, and being all of Lots 19 and 20 according to plat of WASHINGTON HEIGHTS prepared by H. S. BROCKMAN dated July 31, 1956 and recorded in Plat Book LL at page 55, reference is hereby made to said plat for a more complete description.

This is the same property conveyed to mortgagor by mortgagees by deed of even date herewith, to be recorded.

This mortgage also covers a mobile home which is situate on and a fixture on the above described property: One 1969 Southern mobile Home ID No SH2807.

The mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

Mortgagee address: 111 Hilton Street
Greer, S. C. 29651

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 2.00
APR 2 1980

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 is 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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