

MORTGAGEES ADDRESS

Pl 1 Simpsonville, S.C., Hwy 14, Books 1498 PAGE 452

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

MORTGAGE OF REAL ESTATE

Attorneys-at-Law
P.O. Box 126
Greer, S.C. 29651

CO. S. C. ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, PATRICIA A. FORRESSEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Loren G. Avra and Martha B. Avra, OR, the survivor of them,

(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/100ths Dollars (\$ 15,000.00) due and payable at the rate of \$150.00 per month beginning 30 days after completion of residence being constructed on S. C. Highway #14 by borrower. Payments to be applied first to interest, balance to principal. Borrowers shall have privilege of anticipation.

with interest thereon from date at the rate of 10 per centum per annum, to be paid: monthly as aforesaid.

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, lying on the easterly side of Highway Number 14, and being cut from the southwesterly corner of Lot "C" on a plat entitled, "Property of W. D. Brown, Sr.", dated November 17, 1971, prepared by C. O. Riddle, Surveyor, and being described as follows:

BEGINNING at an iron pin on the easterly side of S. C. Highway Number 14, joint front corner of Lots "B" and "C" and running thence with line of Lot "B", N. 85-26 E., 200 feet to a point on the line of Lot "B"; thence running parallel with S. C. Highway Number 14, N. 4-34 W., 167 feet to a point; thence in a line parallel with Lot "B", S. 85-26 W. 200 feet to a point on the easterly side of S. C. Highway 14; thence along the edge of said highway, S. 4-34 E. 167 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagor by deed of Martha B. Avra recorded in the RMC Office for Greenville County in Deed Book 1108 at Page 796 on August 7, 1979.

RECORDING OFFICE
DOCUMENTARY
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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