

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
REC. S. C.  
APR 17 1 52 PM '80  
DONN... SULLIVAN

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

WHEREAS, PHILLIP E. SULLIVAN AND NANCY G. SULLIVAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto CARL V. SCARABELLI AND MARY ANN SCARABELLI

(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 THREE THOUSAND TWO HUNDRED AND NO/100-----

-----Dollars (\$ 3,200.00 ) due and payable  
IN Ninety-Six (96) equal monthly installments of Sixty and No/100 (\$60.00)  
Dollars per month, BEGINNING May 15, 1980 (\*SEE BELOW)

with interest thereon from April 17, 1980 at the rate of 16% per centum per annum, to be paid: AS SET OUT ABOVE.

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 lot of land, with building and improvements thereon, in Greenville County, State of South Carolina, on the North side of Cunningham Circle (Crabapple Drive) being shown as a portion of Lot No. 6 on a revised plat of Lot No. 6, Section 4, Cunningham Acres, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "4Y" at Page 41, and having according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Cunningham Circle (Crabapple Drive) joint front corner of Lots 6 and 7; and running thence N. 3-08 W. 144.8 feet to an iron pin; thence N. 68-13 W. 27 feet to an iron pin; thence on a new line through Lot No. 6, N. 62-20 E. 137 feet to an iron pin at joint rear corner of Lots Nos. 5 and 6; thence with the joint line of said lots, S. 3-08 E. 213.2 feet to an iron pin on the North side of Cunningham Circle (Crabapple Drive); thence with the north side of said Drive S. 86-52 W. 100 feet to the point of beginning.

Derivation: Deed Book 1124, Page 196 - Carl V. Scarabelli and Mary Ann Scarabelli 4/17/80

\* IT is expressly understood by and between the parties hereto that the Mortgagor shall have the right to pay the lump sum of One Thousand and No/100 (\$1,000.00) Dollars at the end of any year, the date being the anniversary date of the execution hereof and the then balance after any such payment shall be recomputed at the interest rate set forth above.

RECORDED  
APR 17 1980  
GREENVILLE COUNTY, S.C.

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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