

MORTGAGE OF REAL ESTATE -

Mortgagee's Address:
P. O. Box 661
Taylors, S. C. 29687

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

REC'D
S. C.
PH '80
M. S. W. SLEYSLEY
R.M.C.

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SUSAN HALLIDAY MAZUR

(hereinafter referred to as Mortgagor) is well and truly indebted unto ADELE HAPPE and REYNOLD HAPPE

(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 FORTY THOUSAND FIVE HUNDRED AND 00/100

Dollars (\$ 40,500.00) due and payable

in monthly installments of \$416.59 with interest at the rate of 12% per annum, the first payment being due and payable June 1, 1980, for a period of thirty (30) years, with the final payment being due May 1, 2010.

with interest thereon from date hereof at the rate of 12 per centum per annum, to be paid:

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, situate, lying and being on the southern side of Jeb

Stuart Avenue near the City of Greenville and known and designated as Lot # 46 of a subdivision known as Section II, Sheffield Forest, plat of which is recorded in the RMC Office for Greenville County in Plat Book BBB at Page 61, said lot having the following metes and bounds;

BEGINNING at an iron pin at the joint corner of lots 47, 46 and Jeb Stuart Avenue, running N 84 - 0 E 90 feet along the line of Jeb Stuart Avenue and lot 46 to a point where said line curves S 34 - 15 E 40 feet to an iron pin at the joint corner of lots 46, 45 and Jeb Stuart Avenue; thence S 19 - 0 W 209 feet along the line of lots 46 and 45 to an iron pin; thence N 71-33 W 80 feet along the common property line of lots 46 and 33 to an iron pin which is the joint corner of lots 47, 46, 33 and 32; thence N 9-15 E 198.5 feet along the common property line of lots 47 and 46 to point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Adele and Reynold Happe to be recorded of even date herewith.

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DOCUMENTARY RECORDS
GREENVILLE COUNTY
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 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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