

6743 Timber Cove Dr

MORTGAGE OF REAL ESTATE

Walter, Jr.
30057
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S.C.

MORTGAGE OF REAL ESTATE

BOOK 1503 PAGE 229

TO ALL WHOM THESE PRESENTS MAY CONCERN:
SLEY

WHEREAS, JAMES D. THOMASON

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES L. SCHREIFELS AND CHARLOTTE L. SCHREIFELS,

(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

SIX THOUSAND FIVE HUNDRED AND NO/100 ----- Dollars (\$ 6,500.00) due and payable

On or before November 15, 1981

with interest thereon from May 15, 1980 at the rate of 16% per centum per annum, to be paid in monthly instalments, commencing June 15, 1980.

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 ~~XXXX~~ ~~XXXXXXXXXXXXXXXXXXXX~~ on the northern side of Sheffield Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 30 as shown on a plat of Canterbury Subdivision, Section I, prepared by Heaner Engineering Co., Inc., dated March 22, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-N at Page 69, and having according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Sheffield Drive at the joint front corner of Lots Nos. 30 and 31 and running thence with the line of Lot No. 31 N. 15-37-00 W. 125 feet to an iron pin in the line of Lot No. 35; thence with the line of Lot No. 35 N. 74-23-00 E. 77 feet to an iron pin at the joint rear corner of Lots Nos. 29 and 30; thence with the line of Lot No. 29 S. 15-37-00 E. 125 feet to an iron pin on the northern side of Sheffield Drive; thence with the northern side of Sheffield Drive S. 74-23-00 W. 77 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by Deed of Fortis Enterprises, Inc., dated September 19, 1973, and recorded in the R.M.C. Office for Greenville County in Book 984 at Page 355 on September 19, 1973; and is subject to all restrictions, zoning ordinances, setback lines, roadways, easements and rights-of-way, if any, as shown on that Deed of conveyance.

This is a junior mortgage, junior in lien to that mortgage given to Daniel Finance Services, Inc., Greenville, South Carolina on September 19, 1973 by the mortgagor herein at the time he purchased said property which mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1291, at Page 178.

WALTER, JR.
30057

RECORDED
INDEXED
MAY 1981

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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