

210 Pettigru Street
Greenville, S. C.

BOOK 1504 PAGE 667

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
REC. S. C.
JUN 8 4 27 PM '80
TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOSEPH M. RYAN, Jr.

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

JOHN J. RYAN & SONS, INC.

(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-five thousand Dollars (\$ 45,000.00) due and payable
in 180 consecutive equal monthly payments of \$355.95 beginning July 5, 1980,
and continuing on the same date of each succeeding month thereafter until
paid in full,

with interest thereon from date at the rate of 5% per centum per annum, to be paid: monthly
Borrower reserves the right to anticipate in full or in part at any time
without penalty

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

ALL that certain piece, parcel or unit, situate, lying and being in Greenville County, South Carolina, being shown and designated as Townhome No. B-3 of McDANIEL GREEN NORTH HORIZONTAL PROPERTY REGIME, the Master Deed for which is recorded in the RMC Office for Greenville County in Deed Book 1109, at Page 45, amended by instrument recorded in Deed Book 1120, at Page 542.

This is the same property conveyed to the Mortgagor herein by deed of McDaniel Associates, a Partnership, dated June 5, 1980, to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
JUN 8 1980
BY

REC'D JUN 8 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 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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