

139 OAK PARK DR.
MAULDIN, S.C.

REC'D
S.C.

BOOK 1505 PAGE 236

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 16 10 59 AM '80
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES D. CODY AND MARGARET A. CODY

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES E. WORRELL AND BARBARA C. WORRELL

(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 THIRTY-SIX THOUSAND SIX HUNDRED EIGHTY-NINE AND 20/100-----Dollars (\$ 36,689.20) due and payable

ON the date of the closing of the Cody residence at 122 Pleasant Drive, Mauldin, South Carolina.

with interest thereon from June 16, 1980 at the rate of -0- 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 situate, lying and being in the County of Greenville, State of South Carolina being known and designated as Lot No. 25 on a Plat of BURDETT Estates recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4X, at Page 60 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Oak Park Drive at the joint front corner of Lots Nos. 25 and 26 and running thence with said drive N. 81-16 W. 104.8 feet to a point; thence continuing N. 33-30 W. 33 feet to a point; thence running N. 14-16 E. 135 feet to a point; thence running S. 78-56 E. 113.9 feet to a point; thence running S. 8-44 W. 154.1 feet to the point of beginning.

Derivation: Deed Book 1127, Page 476 - Charles E. Worrell and Barbara C. Worrell 6/16/80

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RECORDS SECTION OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX
\$ 14.80

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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