

1500 1512

STATE OF SOUTH CAROLINA
COUNTY OF

RECORDED
S. C.
MAY 11 1980
GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, D. THOMAS & JACQUELYN S. BAUGHMAN

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

DARCY REEDER

(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

Ten Thousand & 00/100----- Dollars (\$ 10,000.00) due and payable

Upon sale of property described herein.

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with interest thereon from Date at the rate of Zero (0) 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

All that certain piece, parcel or lot of land situated, lying and being in the State South Carolina, County of Greenville, being known and designated as Lot 191 on a plat of a subdivision known as Pebble Creek, Phase I, as shown on plat thereof being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5 D at Pages 1-5, and having, according to said plat, such metes and bounds as appears thereon. This conveyance is made subject ot any zoning ordinances or easements that may appear of record, on the recorded plat, or on the premises.

This being the same property conveyed to the grantor herein by deed of John A. Bolen, Inc. , recorded in the RMC Office for Greenville County, S.C. on July 24, 1980 in Deed Book 1129 at Page 762.

This mortgage is subject to the mortgage given by the morgagors herein to First Federal Savings & Loan , dated & recorded 7/24/80 in REM Book 1508, at page 622 in the RMC Office for Greenville County, S.C.

Darcy Reeder
9209 Village Glen Drive # 146
San Diego, California, 92123

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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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