

10-D McDaniel Heights Condominiums, Greenville, South Carolina

FILED  
GREENVILLE CO. S. C.

10/31/80

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OCT 31 4 30 PM '80  
DONN. BANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, NANCY LAND BALDWIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto **EVENDEN G. WILLIAMS AND ELIZABETH M. WILLIAMS**

(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 **TWENTY-FOUR THOUSAND AND NO/100**

Dollars (\$ 24,000.00 ) due and payable

IN EQUAL monthly installments of Two Hundred Twenty-Eight and 72/100 (\$228.72) Dollars per month, Beginning November 1, 1980 and continuing until November 1, 1982, at which time the remaining balance will be due and payable in full.

with interest thereon from October 31, 1980 the rate of 11% 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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 10-D of McDaniel Heights Horizontal Property Regime as is more fully described in Master Deed dated February 28, 1979, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1098 at Pages 337 through 404, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 6V at Pages 52 through 54.

Derivation: Deed Book 1136, Page 552 - Evenden G. Williams and Elizabeth M. Williams 10/31/80

IT IS expressly understood by and between the parties hereto that the Mortgagor may prepay the entire balance in full prior to November 1, 1982 without penalty, and that the entire indebtedness must be paid in full no later than November 1, 1982.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 00.60

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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