

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

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L WHOM THESE PRESENTS MAY CONCERN:

DONNIE STANNERSLEY
R.M.C.

WHEREAS,

I, BETTY JORDAN FREEMAN,

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

SARAH J WADE LELL

(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 THOUSAND AND NO/100----- Dollars (\$ 30,000.00) due and payable:

\$125.00 per month until paid in full, commencing one month from date and to continue at the rate of \$125.00 per month until paid in full

no with interest thereon from ----- at the rate of ----- 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, on the easterly side of White Horse Road, near the City of Greenville, being shown as Lot No. 3 on plat of Talmer Cordell Subdivision as recorded in the RMC Office for Greenville County in Plat Book X, page 179, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin on easterly side of White Horse Road at a point 321.5 feet South of southeast corner of intersection of White Horse Road and Welcome Road, joint front corner of Lots 3 and 4, and thence along joint line of said lots N. 76-0 E. 216.4 feet to iron pin on rear line of Lot 15; thence along rear line of Lots 15 and 16, S. 14-0 E. 60 feet to iron pin, joint rear corner Lots 2 and 3; thence along joint line of Lots 2 and 3, S. 76-0 W. 210.7 feet to iron pin on easterly side of White Horse Road; thence along easterly side of White Horse Road N. 19-17 W. 60.4 feet to point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of the Mortgagee herein of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

In the event that any portion of this property is taken by condemnation, then the full award for the taking of the land is to be paid to Sarah J. Wade Lell and applied on the balance due on the mortgage.

At the option of the Mortgagee, the indebtedness hereby secured, shall become due and payable in full if the Mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever."

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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 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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