

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
DEC 10 10 03 AM '80
CO. S. C.
RECORDERS

WHEREAS, A. GERALD STROUD AND LOIS C. STROUD

(hereinafter referred to as Mortgagor) is well and truly indebted unto ANNA M. FENDER

(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

FOUR THOUSAND EIGHT HUNDRED FIFTY DOLLARS & no/100 Dollars (\$ 4,850.00) due and payable
On or before November 13, 1983.

with interest thereon from November 13, 1980 the rate of 10% per centum per annum, to be paid:
on or before November 13, 1983.

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, Town of Simpsonville, on the southern side of Newgate Drive and being known and designated as Lot No. 104 on Plat of Bellingham Section 2, recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 79, and having, according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Newgate Drive at the joint front corner of Lots 104 and 105 and running thence along the curve of said Drive N. 61-37 E. 45 feet to an iron pin; thence along the joint line of Lots 103 and 104 S. 24-42 E. 128.9 feet to an iron pin; thence S. 40-04 W. 85 feet to an iron pin; thence N. 71-17 W. 84.5 feet to an iron pin; thence along the joint line of Lots 104 and 105 N. 16-33 E. 136 feet to the point of beginning.

THIS is a third mortgage junior in lien to that mortgage held by Collateral Investment company dated October 18, 1976 and recorded in the RMC Office for Greenville County in Book 1380 at page 640 in the original amount of \$29,200. and also of a second mortgage held by United Virginia Mortgage Corporation, dated November 13, 1980 and recorded in the RMC Office for Greenville County in Book 1526 at page 192 on November 13, 1980.

Mortgagee's Address:
3614 Oxon Hill, Maryland
20022

RECORDED
3 DE 1 80

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
NOV 13 1980

THIS is the same property conveyed to the mortgagors herein by deed of John R. Buzby and Anna M. Buzby (now Anna M. Fender), dated November 13, 1980 and recorded simultaneously herewith.

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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