

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S.C.
DEC 8 2 01 PM '80
FANNERSLEY
R.M.C.

BOOK 1528 PAGE 993

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

WHEREAS, Michael E. Munafo, Jan M. Munafo, F. Andrew Mitchell and Karen W. Mitchell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Florence E. Motisher

(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

Eleven thousand and 00/100-----

-----Dollars (\$ 11,000.00) due and payable in monthly installments each in the amount of \$117.40 beginning January 5, 1981, and continuing in a like manner and amount each and every month thereafter for a total of 24 months, and the balance of \$10,923.63 shall become due and payable in full on January 5, 1983

with interest thereon from _____ date _____ at the rate of 12.5 per centum per annum, to be paid: monthly as specified 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, the Mortgagee's heirs, 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, in the City of Greenville, at the southwest corner of the intersection of Townes Street and Finley Street (now known as West Hillcrest Drive), being shown as Lot 1 and a portion of Lot 2, Block J, on plat of Highland Terrace, made by W. J. Riddle, Surveyor, October, 1936, recorded in the RMC Office for Greenville County, South Carolina in Plat Book D, pages 238 and 239; also recorded in Plat Book K, pages 120, 121 and 122, and being more recently shown on plat of Property of F. Andrew Mitchell and Michael E. Munafo made by Carolina Surveying Co. on November 14, 1980, recorded in said RMC Office in Plat Book S-J at page 31, reference being craved to the more recent plat for a more particular metes and bounds description.

This is the same property conveyed to the mortgagors by deed of Florence E. Motisher recorded in the RMC Office for Greenville County in Deed Book 1138 at page 592 on December 8, 1980.

The mortgagors shall have the right to anticipate payments or prepay all or any part of this obligation at any time without penalty.

The mortgagee's address is: 110 Robinson Street, Greenville, SC 29609

SC 820 1 DE 8 20 968

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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 is 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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