

Mortgagees' Address:

7-A Goldfinch Cir., Greer SC 29651

26274 DPM SPT

Minot E. Stanton Judith H. Stanton

MORTGAGE OF REAL ESTATE Office of Love, DeGroot, Arnold & Thomason, Attorneys at Law, Greenville, S.C.

545.8-1-80

C.S.C.

PU '80

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MINOT E. STANTON and
JUDITH H. STANTON
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto DANNY L. LITCHFIELD and
MARGARET P. LITCHFIELD

(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 FORTY-EIGHT THOUSAND AND

NO/100 (\$48,000.00)----- DOLLARS (\$48,000.00),

with interest thereon from date at the rate of twelve per centum per annum, said principal and interest to be repaid: \$493.74 per month including principal and interest computed at the rate of 12% per annum on the unpaid balance, the first payment being due January 1, 1981 and a like payment due on the first day of each month thereafter for a total of three (3) years, at the end of which time Sellers and Purchasers agree to renegotiate the terms of the unpaid balance, said maturity to be extended for no more than an additional two (2) years and said interest rate to be increased no more than one and one-half (1 1/2) per cent.

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 western side of Bridle Path Lane being shown as Lot No. 80 on a plat of Mountainbrooke Subdivision dated October 19, 1970, prepared by Robert E. Rembert, Surveyor, recorded in Plat Book 4-F at page 47 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of Bridle Path Lane at the joint front corner of Lot 79 and Lot 80 and running thence with Lot 79 S 88-57-20 E 200 feet to an iron pin at the joint rear corner of Lot 79 and Lot 80; thence S 1-02-40 W 90 feet to an iron pin at the joint rear corner of Lot 80 and Lot 82; thence with Lot 82 and Lot 81 S 88-57-20 E 200 feet to an iron pin on Bridle Path Lane; thence with said lane N 1-02-40 E 90 feet to the point of beginning."

This is the same property conveyed to the mortgagors by the mortgagees, to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

NOTED 1 OCT 15 1980

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