

113 Corvone Dr., Greenville, SC 29607

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

MORTGAGE OF REAL ESTATE

BOOK 1538 PAGE 828

GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 31 4 48 PM '81

WHEREAS, Apex Enterprises, a Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pauline M. Alexander and Jeanette Earwood

(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 Seven Thousand Two Hundred and No/100----- Dollars (\$ 7,200.00) due and payable

as per the terms of the note

with interest thereon from date at the rate of 12% 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

ALL those two certain pieces, parcels or lots of land, lying and being in Greenville Township, Greenville County, State of South Carolina, in the "Park Place" an addition to the City of Greenville, SC, just outside the City limits of Greenville, as shown on plat recorded in Plat Book "A" at Page 119, and being known and designated as Lots Nos. 3 and 4 in Block "O" on the above plat; said lots adjoin each other and having a frontage on Third Avenue of fifty (50) feet each, and a depth of one hundred fifty (150) feet.

LESS:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina and being known and designated as the front portion of Lots 3 and 4 of Block "O" according to a plat of Park Place and being more fully described as follows:

BEGINNING at the southwestern intersection of Third Avenue and Second Street and running thence along the southern edge of Second Street 85 feet to a point; thence in a southern direction along a line parallel to Third Avenue, 100 feet to a point, in northern line of Lot No. 2 said point being 65 feet from the joint rear corner of Lots 2 and 3 on said plat; thence with the line of Lot No. 2 and parallel to Second Street 85 feet to a point on the western edge of Third Avenue, joint front corner of Lots 2 and 3 on said plat referred to above; thence with Third Avenue in a northern direction 100 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of the mortgagee and recorded herewith.

Mortgagees hereby agree that they shall subordinate this mortgage to a first mortgage upon request of Mortgagor.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON MARCH 31, 1981, AT 4:48 PM. DOCUMENTARY TAX \$ 2.00. STAMP \$ 1.00. TOTAL \$ 3.00.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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