

MORTGAGE OF REAL ESTATE -
GREENVILLE, S.C.

BOOK 1551 PAGE 321

STATE OF SOUTH CAROLINA AUG 28 10 53 AM '81 MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE DONNIE S. TANKERSLEY R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES and BONNIE H. PAGE

(hereinafter referred to as Mortgagor) is well and truly indebted unto IRMA S. ELLER

(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 Fifty One Thousand Five Hundred

Dollars (\$ 51,500.00) due and payable

in 60 consecutive monthly principal and interest payments of \$490.45 beginning October 1, 1981 plus one final payment of the remaining principal balance plus accrued interest due October 1, 1986

with interest thereon from date at the rate of 11% per centum per annum, to be paid: monthly

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 unimprovements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

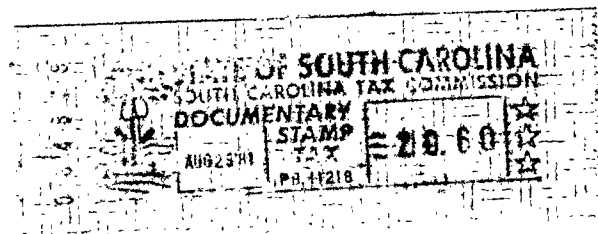
ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Willow Pond Lane, being known and designated as Lot No. 3 on Plat of Willow Pond Subdivision, having been made by Heaner Engineering Company, dated February 11, 1974, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5D at Page 40, and being more particularly described as follows:

BEGINNING at an iron pin on Willow Pond Lane joint front corner of Lots 3 and 4 and running thence along the curvature of Willow Pond Lane, the chord being N. 16-11-22 W., 107.526 feet to an iron pin, joint front corner of Lots 2 and 3; thence along the line of Lot 2, S. 84-48-45 W., 233.73 feet to an iron pin; thence S. 07-54-04 W., 91 feet to an iron pin; thence S. 42-02-30 E., 122 feet to an iron pin, joint rear corner of Lots 3 and 4; thence N. 62-48-311 E., 216.17 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Mortgagee of even date herewith recorded in the RMC Office for Greenville County, South Carolina in Volume 1154 of Real Estate Mortgages at Page 207.

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THIS IS A PURCHASE MONEY MORTGAGE.



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 hereinaabove 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.