

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 2 12 38 PM '81
JOHN STANKERSLEY
R.M.C.

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

BOOK 1556 PAGE 876

WHEREAS, Junior and Mary Frances Ray

(hereinafter referred to as Mortgagor) is well and truly indebted unto Spartan Homes, Inc.,

(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 Fifteen Thousand Six Hundred Fifty-nine Dollars and No/100's

Dollars (\$ 15,659.00) due and payable

in One Hundred Eighty (180) monthly installments, the first installment being due on
December 1, 1981

with interest thereon from December 1, 1981 at the rate of 20.10% per centum per annum, to be paid: in One Hundred Eighty (180) monthly installments in the amount of \$276.23 beginning

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

All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the west side of the Greer-Oneal Highway (also known as State Hwy. #101) about three miles northwest of Greer, in Oneal Township, and being known and designated as Lot #9 of the S. S. Mason property shown on a plat prepared by J. Q. Bruce, surveyor, recorded in October of 1960 in Plat Book 00 at Page 548, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the back joint corner of lots #5 and #9, and running thence, S. 24-20 E. 205 feet to an iron pin; and running thence N. 67-26 W. 270 feet to an pin; and running thence N. 63-40 E., 184 feet to the point of beginning.

This being the same property conveyed to the mortgagor, Junior Ray, by Deed of S. S. Mason dated October 4, 1960, and recorded in Deed Book 660 at Page 224 in the R. M. C. Office for Greenville County on October 5, 1960. Junior Ray conveyed an undivided one-half interest in the above property to Mary Frances Ray a Deed dated July 17, 1970 and recorded in Book 894 at Page 387 in the R.M.C. Office for Greenville County on July 21, 1970.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
NOV 2 1981
14X
\$ 06.28
PB. 11218

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 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 who ever lawfully claiming the same or any part thereof.

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