

FILED
S. C.
MORTGAGE OF REAL ESTATE

NOV 15 PM '81

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

3014
LEROY CANNON REALTY, INC.

MORTGAGE OF REAL ESTATE

BOOK 1558 PAGE 552

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JACK H. MINK and SANDRA DIANE MINK

(hereinafter referred to as Mortgagor) is well and truly indebted unto LEROY CANNON REALTY, INC.

(hereinafter referred to as Mortgagee) is 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 Thousand & no/100 Dollars (\$ 50,000.00) due and payable
PAYABLE AS FOLLOWS:

In monthly installments of \$632.63 which includes Principal and Interest, beginning one month from the date of closing, and continuing monthly for a period of fifteen years until paid in full. Free anticipation privileges granted herewith.

with interest thereon from date at the rate of 13% 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 improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, being known and designated as Lot No. 103 on a plat of Pine Brook Forest Subdivision according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4 X at pages 48 and 49.

This conveyance is subject to all recorded easements, rights of way and set back lines and also, subject to recorded restrictions in the said R.M.C. Office in Deed Book 977 at page 767. Also, subject to sewage and drainage easements of record being applicable to said property.

This being the same property conveyed by deed from Leroy Cannon Realty, Inc. unto the Mortgagors herein, said deed being recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1167 at Page 820, recorded the 25th day of NOV, 1981.

This mortgage cannot be assumed, without the written ^{consent} of the Mortgagee, and the property cannot be sold under contract for a longer period than six months.

5014

NOV 15 1981

103

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, S. C. ON NOV 15 1981

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 whomsoever lawfully claiming the same or any part thereof.

4325 RV-2