

MORTGAGE OF REAL ESTATE—Office of W. W. Wyché, Burgess, Freeman & Parham, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 1 11 30 AM '81
W. W. WYCHE, JR.
S. C.

PURCHASE MONEY
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GEORGE W. FILIP and MARIAN

C. FILIP (hereinafter referred to as Mortgagor) SEND (S) GREETING: JR.

WHEREAS, the Mortgagor is well and truly indebted unto HOWARD S. PEASE and MILDRED F. PEASE (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 One Hundred Three Thousand and No/100 ----- 374 ----- DOLLARS (\$ 103,000.00) with interest thereon from date at the rate of 12-374% per centum per annum, said principal and interest to be repaid as follows: Payable in equal monthly installments of principal and interest in the amount of \$1,119.61, with the first of such payments due and payable January 1, 1982 and the entire unpaid principal balance due and payable December 1, 1984

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land situate, lying and being on the southeastern side of Kensington Road, in Paris Mountain Township, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 7 as shown on a plat entitled "Stratford Forest" prepared by Piedmont Engineering Service, dated February 25, 1957, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at Page 89, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Kensington Road at the joint front corner of Lots Nos. 7 and 8 and running thence with the line of Lot No. 8, South 50-33 East 221.5 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 8; thence South 33-38 West 310.5 feet to an iron pin on the northeastern side of Eton Way; thence with the northeastern side of Eton Way, North 49-21 West 97.1 feet to an iron pin; thence continuing with the northeastern side of Eton Way, North 44-57 West 137.0 feet to an iron pin; thence with the curve of Eton Way and Kensington Road, the chord of which is North 1-13 West 35.3 feet to an iron pin on the southeastern side of Kensington Road; thence with the southeastern side of Kensington Road, North 40-21 East 267.0 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed from Howard S. Pease and Mildred F. Pease, dated December 1, 1981, recorded December 10, 1981 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1159 at Page 326.

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DOCUMENTARY
RECORDED
INDEXED

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.

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