

1558-114

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GR... ED
CO. S.C.

Mortgagees Address:
768 Henry Street Dr
Greenville, S.C., 29611

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 10 3 18 PM '81
WARRERSLEY MORTGAGE
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Carl R. Martin and Betty L. Martin

----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Duane P. Dostie and Patricia B. Dostie

(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 TWO thousand five hundred and no/100ths

----- DOLLARS (\$ 2,500.00),
with interest thereon from date at the rate of twelve per centum per annum, said principal and interest to be repaid: in monthly installments of \$35.87 commencing January , 1982 with like payments on the same date of each month thereafter until December , 1984, at which time the entire outstanding principal balance and any accrued interest shall become immediately due and payable.

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, shown and designated as Lot No. 44 on plat of SUNSET HEIGHTS, recorded in plat book RR at page 85 and a more recent plat of Property of Duane P. Dostie, prepared by J. L. Montgomery, III, dated January 16, 1978 and recorded in plat book 68 at page 12, and having, according to the more recent plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Evening Way, joint corner with Lot 45 and running thence along Evening Way, N 83-16 W, 42.8 feet to an iron pin; thence with a curve in the road, S 55-41 W, 60.1 feet to an iron pin on Vesper Circle; thence with said Vesper Circle, S 14-38 W, 127.0 feet to an iron pin on line of Lot no. 64; thence with said lot line S69-44 E, 199.6 feet to an iron pin; thence turning and running with the common line of lots 45 and 44, N 16-16 W, 229.5 feet to an iron pin on Evening Way, the point of beginning.

DERIVATION: Deed of Duane P. Dostie and Patricia B. Dostie recorded December 10 , 1981 in Deed Book 1159 at page 335.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
DEC 10 1981

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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