

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED  
S.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:  
JAN 12 3 50 AM '82

WHEREAS, we, John B. Spence, JR. and Patricia Spence

(hereinafter referred to as Mortgagor) is well and truly indebted unto James D. and Margaret Casteel

Route 9, Jewey Road Greenville, S.C. 29609

(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

Seventeen Thousand Seven Hundred Fifty and 00/100----- Dollars (\$ 17,750.00 ) due and payable in 120 equal payments of Two Hundred Forty-Four Dollars and Fifty-Two Cents (\$244.52), beginning on February 1, 1982, and continuing monthly thereafter until paid in full.

with interest thereon from January 7, 1982 at the rate of 11% per centum per annum, to be paid: monthly, included in said payment until full.

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

ALL THAT PIECE, PARCEL OR LOT of land described as Lot No. Six (6) in a subdivision entitled River Ridge, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, Plat Book 70, at Page 56, reference to which is craved for a more complete description of the metes and bounds thereof.

This is a portion of the same property conveyed to the mortgagee by deed from Nancy P. Wyly dated February 15, 1973, and recorded on the same date in the Greenville County R.M.C. Office in Volume 967, at Page 385.

DOCUMENTARY  
STAMP  
0712

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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.

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