

FILED  
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PH '82  
WARDLAW

MORTGAGE OF REAL ESTATE

BOOK 1584 PAGE 295

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES E. WARDLAW AND NANCY F. WARDLAW,

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHRISTINE K. CODDINGTON,

(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 THIRTY ONE THOUSAND FOUR HUNDRED FIFTY FIVE-----

Dollars (\$31,455.00 ) due and payable

in monthly installments of Three Hundred Thirty Five and 94/100 (\$335.94) Dollars, commencing on the first (1st) day of April, 1982, and continuing on the same day of each and every month thereafter until paid in full, but no later than thirty (30) years from date.

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 12.5% per centum per annum, to be paid: included in said installments

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, in Gantt Township on the eastern side of Mayflower Avenue and being shown and designated as Lot No. 9 on plat of Pecan Terrace recorded in the RMC Office for Greenville County in Plat Book GG, Page 9, and having, according to said plat, the following metes and bound, to-wit:

BEGINNING at an iron pin on the eastern side of Mayflower Avenue, joint front corner of Lots 8 and 9 and running thence with the common line of said lots S. 72-27 E., 150 feet to an iron pin; thence S. 17-33 W., 70 feet to an iron pin, joint rear corners of Lots 9 and 10; thence with the common line of said lots N. 72-27 W., 150 feet to an iron pin on the eastern side of Mayflower Avenue; thence along the eastern side of said avenue N. 17-33 E., 70 feet to an iron pin, the point of BEGINNING.

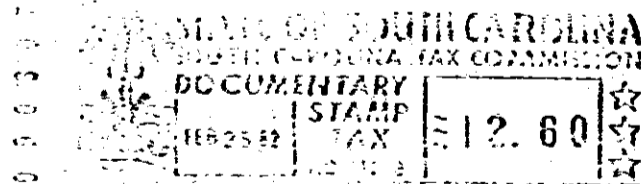
This conveyance is made subject to the restrictions, easements and rights of way appearing of record affecting said property.

This is the same property conveyed to the Mortgagors herein by the Mortgagee herein by deed dated February 25, 1982, and recorded February 25, 1982, in the RMC Office for Greenville County, South Carolina, in Deed Book 1162, Page 939.

A late charge of five (5%) percent of the monthly installment shall be added to any payment more than ten (10) day past due.

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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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