

MORTGAGE OF REAL ESTATE -

BOOK 1585 PAGE 511

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.

MORTGAGE OF REAL ESTATE

MAR 10 4 05 PM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE WENDERSLEY
R.M.C.

WHEREAS, William D. Richardson

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Julia R. Maroney

(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

Fourteen Thousand Three Hundred Thirty and No/100----- Dollars (\$ 14,330.00) due and payable

upon the sale of property at 201 Lavinia Avenue

with interest thereon from N/A at the rate of N/A per centum per annum, to be paid: N/A

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 Lots 19 and 20 on a plat of "Portion of Rowley Place" prepared by W. A. Adams, which plat is of record in the Office of the RMC for Greenville County in Plat Book C at Page 5, and having, according to said plat, the following metes and bounds, to-wit:

LOT 20: BEGINNING at an iron pin on Lavinia Avenue at the joint corner of Lots Nos. 19 and 20, and running thence with Lavinia Avenue, N. 21-45 W. 60 feet to the joint corner of Lots 20 and 21; thence with the joint line of said lots, S. 76-30 W. 180 feet to a stake on Glover Street; thence with Glover Street, S. 21-45 E. 60 feet to the joint corner of Lots 19 and 20; thence with the joint line of said lots, N. 76-30 E. 180 feet to the beginning corner.

LOT 19: BEGINNING on Lavinia Avenue at the joint corner of Lots 18 and 19, and running thence N. 21-45 W. 60 feet with Lavinia Avenue to the joint corner of Lots 19 and 20; thence along the line of Lots 19 and 20, S. 76-30 W. 180 feet to an iron pin on Glover Street; running thence along Glover Street, S. 21-45 E. 60 feet to a stake at the joint corner of Lots 18 and 19; thence along the joint line of said lots, N. 76-30 E. 180 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Virginia M. Richardson dated January 22, 1980, and recorded in the Office of the RMC for Greenville County on February 4, 1980, in Deed Book 1120 at Page 38.

The Mortgagee herein hereby agrees upon request of the Mortgagor to subordinate this mortgage to any loan made for the purpose of improvements or renovations to the property hereinabove described.

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STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
DOCUMENTARY STAMP
MARCH 22 1982
\$ 05.78

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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