

MORTGAGE OF REAL ESTATE

RT 14
309 Griffin Rd
Greenville S.C. 29607
1569 PAGE 885

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

11 52 AM '82

WHEREAS, Pamela K. Wilkerson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ida B. Lehotay

(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 Seventy Two Thousand and No/100

Dollars (\$ 72,000.00) due and payable

according to the terms of that certain note of even date.

with interest thereon from date at the rate of 13.75 per centum per annum, to be paid:

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

All that certain piece, parcel or lot of land together with all improvements thereon situate, lying and being on the northwest side of Devon Drive, near the City of Greenville, in Greenville County, South Carolina shown as Lot 98 on plat of Sheets 1 and 2, Addition to Knollwood Heights, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-F, Pages 17 and 18, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Devon Drive at the joint front corner of Lots 97 and 98 and runs thence along the line of Lot 97 N. 47-48 W. 247.9 feet to an iron pin; thence S. 40-26 W. 140.08 feet to an iron pin; thence along the line of Lot 105 S. 47-48 E. 243.6 feet on the northwest side of Devon Drive; thence along Devon Drive, N. 42-12 E. 140 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Ida B. Lehotay of even date to be recorded herewith in the RMC Office for Greenville County, South Carolina.

A late charge of five per cent (5%) of the monthly payment will be assessed for any payment not received by the twentieth (20th) of each month.

This is a balloon mortgage and the final payment of the balance due upon maturity is \$ 69,595.00, together with accrued interest, if any, and all advancements made by the mortgagee under the terms of this mortgage.

No prepayment penalty will be charged.

DOCUMENTARY
STAMP
MAY 12 1982

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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