

RE80-73

FILED
MORTGAGE OF REAL ESTATE

BOOK 1572 PAGE 378

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
AUG 15 PM '82
CLERK OF COURSE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS WE, FRED AND HEIDI K. SCHLIESSEITT

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALVIN E. SMITH, TRUSTEE, c/o BARRY ALFORD, ATTORNEY, Williams Street, Greenville, S. C. 29601

(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 THIRTEEN-THOUSAND FIVE-HUNDRED TWENTY AND NO/100ths----- Dollars (\$ 13,520.00) due and payable

NO PENALTY FOR PREPAYMENT

with interest thereon from date of note at the rate of 10 per centum per annum, to be paid: Final Payment in three years

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 those certain pieces, parcels or tracts of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 12 and Lot No. 13 of BATESWOOD SUBDIVISION on plat recorded in the RMC Office for Greenville County in Plat Book 6-H at Page 69, reference being made to said plat for a more complete description.

Being the same as that conveyed to Fred and Heidi K. Schliesseitt by deed of Alvin E. Smith, Trustee, recorded August 1, 1980 in Deed Book 1130 at page 287.

STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
DOCUMENTARY
STAMP
AUG 21 1982

GC10
-----3 UN1082
017

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.

9378

4328 IV-2