

MORTGAGE OF REAL ESTATE -

BOOK 1573 PAGE 156

STATE OF SOUTH CAROLINA }
COUNTY OF }

MORTGAGE OF REAL ESTATE

FILED
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUN 14 4 03 PM '82

WHEREAS, G. R. Ladd
W. S. WILKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cecil D. Buchanan

(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 Fifteen Thousand and No/100 Dollars

Dollars (\$ 15,000.00) due and payable
in monthly installments of \$225.15 each, commencing 1 July 1982 and continuing on the first day of each and every month thereafter, until paid in full, said payments to be applied first to interest, with balance to principal,---

with interest thereon from date at the rate of (15%) per centum per annum, to be paid: monthly, as amortized.

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, State of South Carolina, and known and designated as Lot No. 2, Section 4, Allen Street, Dunean, according to a plat entitled "Subdivision for Dunean Mills, Greenville, South Carolina", by Pickell & Pickell, June 7, 1943, revised June 15, 1943, and August 7, 1943, recorded in the RMC Office for Greenville County, S. C., in Plat Book "S", at Pages 173-177, inclusive, and according to said plat the lot is also known as No. 89 Allen Street and fronts thereon 56 feet. Reference to said plat is craved for a more detailed description.

The within is the identical property heretofore conveyed to the mortgagor by deed of James E. Cane dated 14 June 1982, to be recorded herewith.

RECORDED
INDEXED
JUN 14 1982
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GREENVILLE OFFICE SUPPLY CO. INC.

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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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