

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

REC'D S.C.
JUN 18 1982
TAYLORS

MORTGAGE OF REAL ESTATE

1573 288

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John J. Stubblefield, Sr. and Carol F. Stubblefield

(hereinafter referred to as Mortgagor) is well and truly indebted unto Beverly Grothaus, 103 Muscadine Lane Mauldin, South Carolina 29662

(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 Eight Thousand Five Hundred and no/100--- Dollars (\$8,550.00) due and payable

six months from date

with interest thereon from date at the rate of 24% per centum per annum, to be paid: monthly \$171.00 interest only.

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, near Taylors, being shown and designated as Lot No. 20, as shown on Section No. 2 of Windsor Oaks, on a plat thereof made by Kermit T. Gould, Surveyor, dated February 22, 1979, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 7-C, page 13, reference to which is hereby craved for the metes and bounds, thereof.

This property is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

This conveyance is the identical property conveyed to John J. Stubblefield Sr. and Carol F. Stubblefield by deed of Windsor Group, Inc. on May 31, 1982 and recorded June 21, 1982 in Deed Book 1168 at page 977 in the R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 03.44
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420 8 41081801

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

4328 RV.2

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