

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's mailing address is: P.O. Box 236, Russell, PA 16345

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } O. S. C. MORTGAGE

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TO ALL WHOM THESE PRESENTS MAY CONCERN: LEE K. GROOME

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Darryl A. Ellberg and Beverly J. Ellberg

(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 One Hundred and no/100ths -----

DOLLARS (\$15,100.00)

with interest thereon from date at the rate of 11% per centum per annum, said principal and interest to be repaid: In monthly installments of principal and interest computed at the rate of 11% per annum on the unpaid balance in the amount of \$143.46 beginning July 1, 1982 and continuing on the first day of each month thereafter for a period of five (5) years, at which time the entire unpaid principal and interest shall be due and payable.

STATE OF SOUTH CAROLINA
RECORDS & CLERK
MORTGAGE
06.04

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 piece, parcel or lot of land, situate, lying and being on the western side of Summit Drive, in the County of Greenville, State of south Carolina, and being known and designated as Lot No. 1 and the southern one-half of Lot no. 2, according to a plat of the property of Lois M. Wilson, dated May 12, 1947, and recorded in Plat Book T at Page 120 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Summit Drive, 638.2 feet south of the southeastern corner of the property of A.W. Suddeth and running thence N 89-30 W 160 feet to an iron pin; thence N 1-26 E 112.5 feet to a stake in the center of the rear line of Lot 2; thence through the center of Lot 2, S 89-30 E 160 feet to a stake on the western side of Summit Drive in the center of the front line of said Lot 2: thence along the western side of Summit Drive S 1-26 W 112.5 feet to an iron pin at the point of beginning.

Less, however, a strip conveyed to the City of Greenville by deed recorded in Deed Book 482 at Page 273.

This is the same property conveyed to the Mprtgagor by deed of Mortgagees dated and recorded of even date herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

LOVE, THORNTON, ARNOLD & THOMASON
File # 28156 Atty. DM Sec. 14
N. O. Groome Lee K. Groome
S. C. L. 182-2-80

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