

STATE OF SOUTH CAROLINA } S. C. MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE }

ALL WHOM THESE PRESENTS MAY CONCERN:

W. S. PERSLEY

WHEREAS, Stephen B. Lane and Karen P. McCall

(hereinafter referred to as Mortgagor) is well and truly indebted unto Orval G. Kuhn and Dwanda C. Kuhn

(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

Twenty-two Thousand, Five Hundred Dollars (\$ 22,500.00) due and payable

with interest thereon from even date at the rate of 12 per centum per annum, to be paid: as per said note

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, Greenville Township, known and designated as Lots 18 and 19 as shown on a plat of the Overbrook Land Company, recorded in Plat Book J, Page 81 in the RMC Office for Greenville County, South Carolina, as prepared by R. E. Dalton, Engineer, June, 1924; and according to said plat having the following metes and bounds to-wit:

BEGINNING at the joint corner of Lots 19 and 20 on Brookside Avenue and running thence along the line of Lot 20, N 45-30 E 180 feet to an iron pin; thence N 44-30 W 120 feet to an iron pin; thence along the line of Lot 17 S 45-30 W 180 feet to an iron pin on Brookside Avenue; thence S 44-30 E 120 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1171, Page 348, on August 3rd, 1982.

RECORDED IN DEED BOOK 1576 PAGE 992

RECORDED IN DEED BOOK 1576 PAGE 992

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.

4328 RV-21