

MORTGAGE OF REAL ESTATE

BOOK 1577 PAGE 141

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S.C.

1982

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS Paul N. Moffit, Jr.

hereinafter referred to as Mortgagor) is well and truly indebted unto John W. Spearman

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 Thousand and no/100-----
-----Dollars (\$ 20,000.00) due and payable

\$240.00 per month until fully paid

with interest thereon from at the rate of 12% per centum per annum, to be paid: monthly

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:

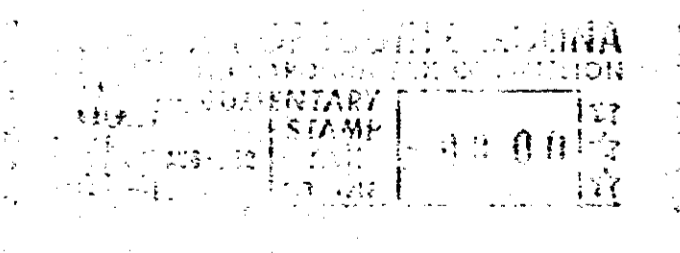
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Monaghan Mills Village, and being more particularly described as Lot #2, Section 2, as shown on a plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, S.C." made by Pickell and Pickell Engineers Greenville South Carolina on December 20, 1948, and recorded in the RMC Office for Greenville County in Plat Book S, at pages 179-181, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Serrine Street at the joint front corner of Lots 2 and 3 and running thence N. 83-26 W. 93.3 feet to an iron pin on an alley; thence N. 7-24 E. 115 feet to an iron pin; thence S. 83-26 E. 91.8 feet to an iron pin on Serrine Street; thence along the line of the street S. 6-39 W. 115 feet to the point of beginning.

THIS conveyance is made subject to the easements, rights-of-way, restrictive covenants and reservations contained in the deed of J. P. Stevens and Co., Inc., dated May 1, 1949, and recorded in the Deed Book 382, page 162.

THIS being the same property devised to Paul N. Moffit, Jr. by deed of John W. Spearman recorded in the RMC Office for Greenville County in Deed Book 1171, Page 556, on July 5, 1982.

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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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