

914 Brentwood Way Simpsonville S.C. 29681

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE
FILED OCT 11 09 AM '82 MORTGAGE OF REAL ESTATE BOOK 1582 PAGE 283

DONNIE S. TANKERSLEY R.H.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John E. Gruden & Sherry C. Gruden

(hereinafter referred to as Mortgagor) is well and truly indebted unto John Gruden, Jr. & Ann Gruden

(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-Eight Thousand and no/100 Dollars \$ 28,000.00 due and payable

To be paid in monthly installments of \$300.00 per month, commencing on November 1, 1982 and continuing on each and every month thereafter until paid in full. Interest rate to be six (6) per cent.

with interest thereon from date at the rate of 6% per centum per annum, to be paid:

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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being situate on the north side of Pleasantdale Circle and being known and designated as Lot No. 15 on a plat of Pleasantdale Subdivision, said plat being recorded in the RMC Office for Greenville County in Plat Book QQ at Page 19. Said plat being craved for the metes and bounds description thereof.

THIS being the same property which was conveyed to the Mortgagors herein by Deed of Grace Pollard Bridges, dated July 27, 1982 and recorded in the RMC Office for Greenville County on July 28, 1982 in Deed Book 1170 at Page 818.

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX 00.60

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX 10.60

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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 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.

WITNESSETH

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