

MORTGAGE OF REAL ESTATE -

*Purchase Money Mktg*

LAW OFFICES OF  
DONALD L. VAN RIPER  
SUITE B, WILLIAMS AT NORTH BUILDING  
700 EAST NORTH STREET  
GREENVILLE, SOUTH CAROLINA 29601

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

FILED  
GREENVILLE CO. S. C.  
NOV 30 12 46 PM '82  
JOHN TANNERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

(803) 242-8868

BOOK 1587 PAGE 490

WHEREAS, I, Donald L. Stegall

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Dorothy Jean Kemper  
1256 Woodvale Drive  
Gallatin, Tenn 37066

(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

Seventy Thousand and no one hundredths----- Dollars (\$70,000.00 ) due and payable in 120 equal monthly installments, beginning Jan, 1, 1983, and continuing until this debt shall be paid in full, with each installment to be in the amount of \$925.40, including interest as set forth below:

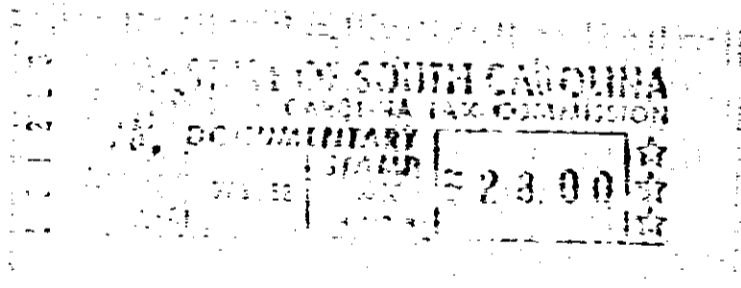
with interest thereon from Nov. 26, '82 the rate of 10% per centum per annum, to be paid: monthly as above

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, being known and designated as 3.21 acres on a Plat prepared by by Carolina Surveying Co., dated 6/14/82, for Lawrence E. Reid, which plat is recorded in the RMC Office for Greenville County, SC in Plat Book 9-D at Page 38, reference to which is craved for a more complete description of the metes and bounds ;

Derivation: Deed to Donald L. Stegall, dated 11/26/82, recorded in Deed Book 1178, at Page 101, contemporaneously herewith.



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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