

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GR... S. C.
DEC 20 2 45 PM '82
JOHN J. BARKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1590 PAGE 230

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H.W. Pat Paschal and Kimberly S. Mattos

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Federal Savings and Loan Association

(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 Fifty Thousand and No/100

Dollars (\$50,000.00) due and payable

as per the terms and conditions of the above referenced promissory note of even date herewith

with interest thereon from December 28, 1982 the rate of twelve (12) 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

Parcel No. 1 All that piece, parcel or lot of land situate, lying and being on the Eastern side of Jones Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 17 as shown on a plat entitled "Property of W. C. McDaniel" prepared by Dalton & Neves, dated November, 1926, recorded in the R.M.C. Office for Greenville County in Plat Book H at Page 102 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Jones Avenue at the joint front corner of Lots No. 17 and 18 and running thence with the line of Lot No. 18 S. 89-08 E. 150 feet to an iron pin; thence S. 1-18 W. 63 feet to an iron pin at the joint rear corner of Lots No. 16 and 17; thence with the line of Lot No. 16 N. 89-08 W. 150 feet to an iron pin on the Eastern side of Jones Avenue; thence with the Eastern side of Jones Avenue N. 1-18 E. 63 feet to the point of beginning.

PARCEL NO. 2 All that piece, parcel or lot of land situate, lying and being adjacent to the rear line of Lot No. 17, described hereinabove being shown on a plat entitled "Property of Caroline Haskell Griffin" prepared by Dalton & Neves dated April, 1964, recorded in the R.M.C. Office for Greenville County in Plat Book FFF at Page 149 and having, according to said plat, the following metes and bounds:

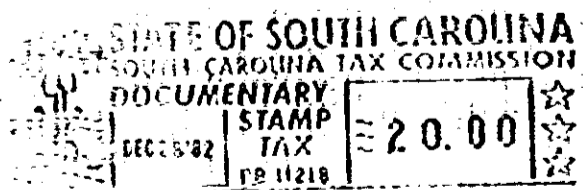
BEGINNING at an iron pin in the rear line of Lot No. 17 described hereinabove and running thence S. 89-08 E. 70 feet to an iron pin; thence S. 1-18 W. 52 feet to an iron pin; thence N. 89-08 W. 70 feet to an iron pin in the rear line of Lot No. 16; thence with the rear lines of Lots Nos. 16 and 17 N. 1-18 E. 52 feet to the point of beginning.

The within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may affect the above-described property.

This being the same property as that conveyed to the Mortgagors herein by deed of Alfred Marcus White, III and Anne H. White of even date herewith and recorded in the R.M.C. Office for Greenville County herewith.

The Mortgagors address 105 Jones Avenue, Greenville, South Carolina 29601

2 DECE 92 1091



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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