

LAW OFFICES OF THOMAS C. BRISSEY, P.A.
MORTGAGE OF REAL ESTATE

300-1590 PAGE 832

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR... ED
... S. C.
... PH '83
... BRISSEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Fritz Mann and Jimmy Langston

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

(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 Seven Thousand and No/100

Dollars (\$ 7,000.00) due and payable

as set out in promissory note of even date

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~~XXXXXX~~

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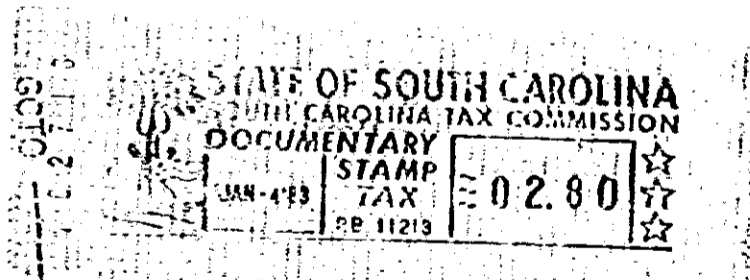
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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, Town of Simpsonville, or just north of the limits thereof, containing 1.41 acres, more or less, and being what remains of "The Blakely Place" fully described in a deed from E. Inman, Master, to William T. Moore and Nancy Gertrude Moore, dated February 25, 1942, and recorded in the Office of the RMC, Greenville County in Deed Book 243, page 9, and being that portion of property shown on a plat entitled property of "Fritz Mann and Jimmy Langston" prepared by J.L. Montgomery, III dated December 28, 1982 to be recorded of even date herewith, reference to said plat is hereby made for a more complete description.

This being the same property conveyed to Mortgagors by deed of Arthur Lee Dutton of even date to be recorded herewith.

Mortgagee's Address: 417 Maple Street
Simpsonville, S.C. 29681



SC 1-2-1-2 JA 1 83 252

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 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.

