

MORTGAGE OF REAL ESTATE - *no title opinion*
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 3 12 04 PM '83 MORTGAGE OF REAL ESTATE

BOOK 1593 PAGE 879

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

WHEREAS, Jonathan D Schweigert and Deborah Addie Schweigert

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mr. Microwave of Greenville, Inc.
1305A Laurens Rd Greenville S.C. 29607

(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 Two Thousand, Two Hundred Fifty-three and 11/100ths Dollars (\$ 2,253.11) due and payable

with interest thereon from even date at the rate of per note per centum per annum, to be paid: as set forth in said note.

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, on the western side of Batesview Drive and being known and designated as Lot 3 on plat of Wildwood Acres Subdivision, prepared by Jones Engineering Service, dated May 25, 1978, revised October 26, 197, and recorded in the RMC Office for Greenville County in Plat Book 6-H, Page 83 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

DERIVATION: This being the same property conveyed to Jonathan D. Schweigert by deed of T. Walter Brashier as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1106, Page 434 on July 10, 1979, and by deed of Paul C. Schweigert to Deborah Addie Schweigert as recorded in Deed Book 1148, Page 727 on May 25, 1981.

This mortgage is junior and second in lien to that certain note and mortgage given to South Carolina Federal Savings & Loan Association which mortgage is recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1468, Page 365, on May 31, 1979.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
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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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