

BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & STODDEN, REAL ESTATE BROKERS, P.A., SUITE 10, 906 E. NORTH ST., GREENVILLE, S.C. 29602

MORTGAGE OF REAL ESTATE

FILED

FEB 4 4 28 PM '83

DONNIE S. JANKERSLEY
MORTGAGE BROKER

RECORDED
1593 1983
931

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William J. Stevenson and Linda B. Stevenson -----

(hereinafter referred to as Mortgagor) is well and truly indebted unto James W. Stevenson and Susan A. Stevenson ---

(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 -----

240

Dollars (\$ 28,000.00---) due and payable

in/equal monthly installments of \$251.92 each with the first such payment being due and payable on March 1, 1983 and on the first day of each month thereafter until paid in full.

with interest thereon from date ----- at the rate of nine (9)---per centum per annum, to be paid: monthly -----

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

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being on the western side of Sandown Lane (formerly Cora Lane) near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 99 of a subdivision known as an Addition to Wellington Green, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book RR at Page 99, said lot having such metes and bounds as shown thereon.

This is the same property conveyed to the Mortgagors herein by deed of James W. Stevenson and Susan A. Stevenson recorded in the R.M.C. Office for Greenville County in Deed Book 1182 at Page 109 on the 4 day of February, 1983.

This mortgage is junior in priority to that certain mortgage in favor of Prudential Insurance Company of America recorded in the R.M.C. Office for Greenville County in REM Book 1023 at Page 35 on the 18th day of February, 1966 in the original amount of \$21,000.00.

SC70 - 3 FEB 4 83 004

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
FEB 2 1983
STAMP TAX
\$ 11.20
FF 1121E

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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