

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FEB 21 1983

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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BOOK 1585 PAGE 375

WHEREAS, Jeffrey T. and Susan M. Green, formerly Susan Morgan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Albert Lawrence Loveland and Agnes M. Loveland

(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 THOUSAND AND NO/100ths Dollars (\$ 20,000.00) due and payable in monthly installments of \$168.77 per month beginning May 1, 1983 and continuing until paid in full.

with interest thereon from date at the rate of Six (6) per centum per annum, to be paid: monthly as aforesaid

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, in Oneal Township and being on the westerly side of Jordan Road and having according to an unrecorded plat for Susan Morgan, prepared by Wolfe & Huskey, Inc. the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Jordan Road, joint front corner of property of Theron Morgan and running S. 78-20 W. 231.2 feet to an iron pin; thence, running N. 42-30 W. 88 feet to an iron pin, corner of property of Ether Odom Morgan Estate; thence, running N. 02-14 W. 37.1 feet to an iron pin; thence, S. 89-11 E. 268 feet to a nail and cap in the center of said Jordan Road; thence, with the center of Jordan Road S. 21-15 E. 55 feet to a nail and cap, the point of beginning. The subject property contains .48 acres, more or less.

THIS is the identical property conveyed to Susan Morgan (now Susan M. Green) by deed of Marshall F. Burnett, Executor of the Estate of Ether Odom Morgan, dated January 6, 1978, and recorded in Deed Book 1071 at Page 594.

GREENVILLE COUNTY DEED RECORDS
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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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