

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

FEB 22 12 06 PM '83

MORTGAGE OF REAL ESTATE

BOOK 1595 PAGE 445

TO ALL WHOM THESE PRESENTS MAY CONCERN.

DONNIE L. HARRISLEY
R.M.C.

WHEREAS, Jeffry J. Schenning and Cristel F. Schenning

(hereinafter referred to as Mortgagor) is well and truly indebted unto D. Stan Crosby

(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 Twelve Thousand and no/100-----
Dollars (\$12,000.00) due and payable

February 18, 1988

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid.

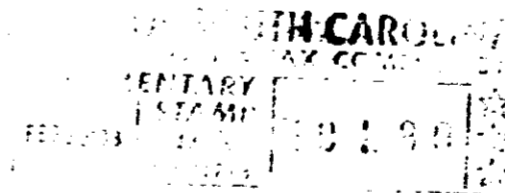
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes.

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 on the southwestern side of Altamont Terrace and being known and designated as Lot No. 11 as shown on plat entitled Map of Altamont Terrace, recorded in the RMC Office for Greenville County in Plat Book B3, page 173, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Altamont Terrace at the joint front corner of Lots Nos. 9 and 11 and running thence with the joint line of said lots N. 41-47 W 114 feet to an iron pin; thence N 54-45 E 503 feet to an iron pin; thence S 9-27 W 238.2 feet to an iron pin at the joint rear corner of Lots Nos. 11 and 15; thence with the joint line of said lots S. 54-45 W 267.5 feet to an iron pin on Altamont Terrace; thence with said Terrace (the chord of which is S 83-55 E 74.5 feet) to an iron pin, the point of beginning.

THIS property is conveyed subject to easements, restrictions and rights of way of record. Single story dwelling must contain 1800 square feet.

THIS is the same property conveyed to the Mortgagors herein by deed of the mortgage recorded in the RMC Office for Greenville county in Deed Book 1182, Page 941, on Feb. 22, 1983.

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.