

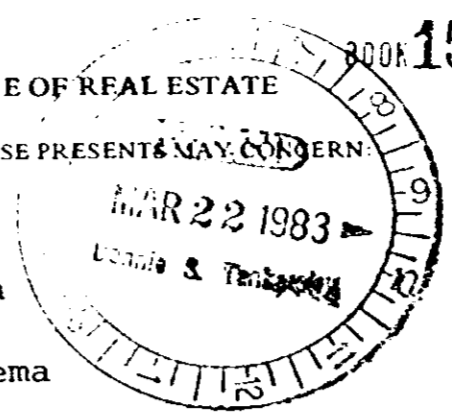
164 cubic ft
Simpsonville 9/6/81

NO TITLE CHECK

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1598 PAGE 854



WHEREAS, Donald R. Alkema and Judy Alkema

(hereinafter referred to as Mortgagor) is well and truly indebted unto Esca Alkema

(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 Fifty-five Thousand and no/100-----

Dollars (\$ 55,000.00) due and payable

in consecutive monthly installments of Four Hundred Forty-two and 55/100 (\$442.55) Dollars per month commencing May 1, 1983, and due on or before the first day of each and every month thereafter,

with interest thereon from this date at the rate of 10.0% 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:

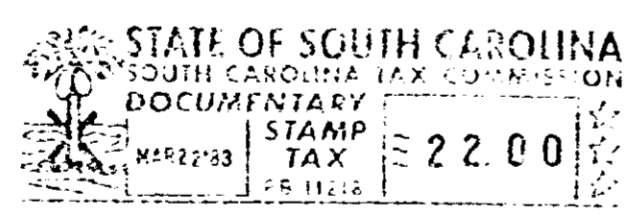
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Austin Township, near Simpsonville, on the east side of White Drive, and being shown and designated as 2.59 acres, more or less, according to a survey prepared by C. O. Riddle, RLS, dated December 13, 1978, entitled "Property of George Hodges" recorded in the RMC Office for Greenville County in Plat Book 8-F at Page 61 and having, according to said plat, such metes and bounds as are more fully shown thereon.

This being the same property conveyed to mortgagors herein by deed of Donald Alkema and Esca Alkema dated September 29, 1981, recorded in Book 1157 at Page 28 on October 20, 1981.

ALSO, all that certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 3 containing 2.46 acres, more or less, according to a survey prepared by C. O. Riddle Surveying Company dated December 13, 1978, recorded in the RMC Office for Greenville County in Plat Book 7-W at Page 32 and having, according to said plat, such metes and bounds as are more fully shown thereon.

This being the same property conveyed to mortgagors herein by deed of Robert Alan Cox and Joy Cox dated March 25, 1981, recorded in Book 1145 at Page 100 on March 26, 1981.

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MAR 22 1983
1170



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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