

RE83-42
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.

BOOK 1599 PAGE 899

MAR 30 2 40 PM '83

MORTGAGE OF REAL ESTATE

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

WHEREAS, I, WARD S. STONE, SR., of 402 Brookwood Drive, Greenville, S. C. 29605

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina Federal Savings and Loan Association, its successors and assigns,

(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 Seven-Thousand Four-hundred and no/100ths

Dollars (\$ 7,400.00) due and payable

with interest thereon from March 25, 1983 at the rate of 14.75% per centum per annum, to be paid:
FINAL PAYMENT MARCH 15, 1987.

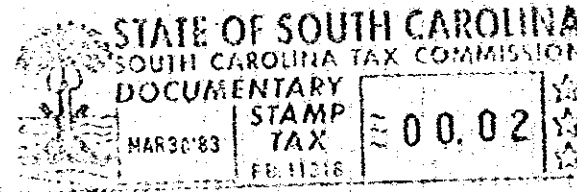
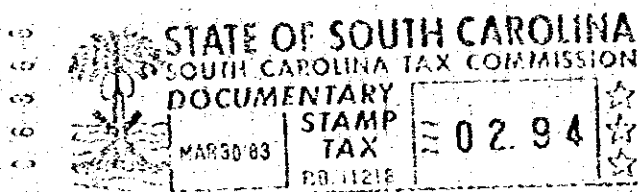
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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,

ALL that piece, parcel or lot of land situate on the north side of Happy Avenue in the County of Greenville, State of South Carolina being shown as Lot 21 on plat of Rutherford Park made by Dalton and Neves, Engineers, September 30, 1946 recorded in the RMC Office for Greenville County in Plat Book P at page 109, reference to said plat being made for the metes and bounds thereof.

This is the same as that conveyed to Ward S. Stone, Sr., by deed of Calvin H. Willis being dated and recorded concurrently herewith.



NOTE: This loan is not assumable unless with written permission of mortgagee.

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 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.