

Mortgagee's Address: 503 Summit Drive, Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE
APR 4 3 09 PM '83
S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

BOOK 1800 PAGE 737

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David B. Meltzer and Sharon O. Meltzer

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eva Lou Hines

(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 **Forty Thousand and no/100**-----
-----Dollars (\$40,000.00) due and payable

as per the terms of that promissory note dated April 1, 1983

with interest thereon from date at the rate of **12%** 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

ALL that certain piece, parcel or lot of land, situate, lying and being on the south side of East Earle Street, in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as a portion of Lot No. 19, Section G of Stone Land Company, the plat of said property being recorded in the RMC Office for Greenville County, South Carolina in Plat Book A, at Pages 337-345, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of East Earle Street at joint corner of Lots 17 and 19, Section G, said pin also being 480 feet from the southeast corner of the intersection of East Earle Street and Bennett Street, and running thence with the line of Lot 17, S. 18-13 W. 150 feet to an iron pin; thence S. 71-20 E. 60 feet to an iron pin; thence N. 18-13 E. 150 feet to an iron pin on the south side of East Earle Street; thence along the South side of East Earle Street N. 71-20 W. 60 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of the mortgagee and recorded herewith.

1983 APR 7 1033

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
16.00
APR 11 1983

Together with all and singular rights, members, hereditaments, 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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