

UNRECORDED
MORTGAGE OF REAL ESTATE - S.C.

BOOK 1606 PAGE 739

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 16 3 20 PM '83
DONNIE S. TAYLOR
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Peter Petrovich and Eileen J. Petrovich

(hereinafter referred to as Mortgagor) is well and truly indebted unto James B. Snoddy

(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 See below

Dollars (\$)) due and payable

with interest thereon from see note at the rate of per note per centum per annum, to be paid: according to said note.

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, being known and designated as Lot 4 on plat of Clearview Acres recorded in Plat Book MM, Page 168, and said lot having a frontage of 75 feet on the east side of Clearview Circle, a depth of 221 feet on the northern side, a depth of 175 feet on the southern side, and rear width of 190 feet.

DERIVATION: This being the same property conveyed to mortgagor herein by deed of D. A. Burdette, Jr. as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1104, Page 513, on June 11, 1979.

This mortgage is to secure the repayment of a car loan which Mortgagor obtained to purchase an automobile from Berry Woods Ford and on which Mortgagee signed as a guarantor. When the above-described property is conveyed in any manner, the car loan shall be paid in full, including interest, penalty, or late charges. Value of the car, \$5,761.57.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY 16 1983
STAMP
TAX
PB 11215
02.32

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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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