

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE S.C.
JUN 18 4 24 PM '83
JONNIE S. HARRISLEY
R.M.C.

WHEREAS, Ronald L. Hoffman and Debra J. Hoffman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Merlin L. Gnegy and Delores Gnegy, Rt. 3, Box 106, Summerset, Pennsylvania 15501

(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 **Thirty-Eight Thousand, Three Hundred and no/100ths** Dollars (\$38,300.00) due and payable

with interest thereon from even date at the rate of per Note per centum per annum, to be paid: as set forth in 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 No. 5 of a subdivision known as Clark Manor as shown on plat thereof being recorded in the RMC Office for Greenville County in Plat Book 7C at Page 83 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Janet Court joint front corner of Lots Nos. 5 and 6 and running thence with the joint line of said lots S. 56-24 E. 475.6 feet to an iron pin in the line of Lot No. 7; thence with the line of Lot No. 7 N. 37-50 E. 280 feet to an iron pin, joint rear corner of Lots Nos. 4 and 5; thence with the joint line of said lots N. 57-03 W. 499.1 feet to an iron pin on the southeastern side of Janet Court; thence with Janet Court S. 32-52 W. 275 feet to the point of beginning. This lot contains 3.09 acres.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Clark Manor, Inc. as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1190, Page 609, on June 16, 1983.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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P.B. 11213

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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