

Rt 3 Blue Lake Road, Greenville, SC 29611

MORTGAGE OF REAL ESTATE -

FILED

GREENVILLE, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 28 12 44 PM '83

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TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. JENSEN SLEY
R.M.C.

WHEREAS, James N. Houtz, Jr. and Vicky J. Houtz

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul B. Anders

(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 Fifteen Thousand, Three Hundred Dollars (\$ 15,300.00) 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 Mortgagee 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, in or near the City of Greenville, and being more particularly described as Lot 138, Section B, as shown on a plat entitled "A Subdivision for Woodside Mills, Greenville, South Carolina," made by Pickell & Pickell, Engineers, Greenville, South Carolina, January 14, 1950, and recorded in the RMC Office for Greenville County in Plat Book W, Pages 111-117, inclusive. According to said plat the within described lot is also known as No. 8 Spring Street (Avenue) and fronts thereon 58 feet.

DERIVATION: This being the same property conveyed to Mortgagors herein by deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1193, Page 201, on July 28, 1983.

[Faint, illegible text, possibly a signature or stamp]

Together with all and singular rights, members, benefits, rents, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may ensue or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, erected, or fixed thereto in any manner, the parties hereto do hereby certify that all such fixtures and equipment, other than the usual household furniture, be included as part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises, unto the Mortgagee, its successors and assigns forever.
The Mortgagee covenants that it is lawfully seized of the premises hereabove described in fee simple absolute, that it has good right and is lawfully entitled to sell the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, his heirs and assigns, and all persons lawfully claiming the same in any part thereof.

