

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
RE 83-112

FILED
GREFNV
AUG 5 10 54 AM '83
JONNE R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

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WHEREAS, Fred A. Moehlenbrock

hereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Travelers Rest,
PO Box 485, Travelers Rest, South Carolina 29690

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 Thousand and 00/100----- Dollars (\$ 30,000.00) due and payable

with interest thereon from July 29, 1983 at the rate of 13.50 per centum per annum, to be paid:
\$389.50 monthly beginning September 1, 1983 and continuing monthly
until August 1, 1988 at which time the entire balance shall become due and
payable.
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for
the Mortgagee'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 lot of land situate on the West side of Montague Circle near
Duncan Chapel Rd in Paris Mountain Township, Greenville, County SC and
having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Montague Circle at the corner
of other property of the grantees herein and running thence
with the curve of Montague Circle (the chord being S. 23-03 E. 62 feet)
to an iron pin; thence still with the curve of Montague Circle
(the chord being S.50-50 E. 68.3 feet) to an iron pin; thence
still with the curve of Montague circle (the chord being S 71-22 E
49.4 feet) to an iron pin; thence S. 18-38 W. 206.6 feet to a point
in Reedy River; thence along Reedy River (the traverse line being
N 38-28 W. 205.1 feet) to a point in line of property of the
grantees herein; thence along the Moehlenbrock line N. 16-18 E. 149.4
feet to an iron pin; thence still along the Moehlenbrock line S 74-26
E. 29.1 feet to the beginning corner.

The above property is the same conveyed to Fred A. Moehlenbrock by deed of
A.H. Moehlenbrock et al by deed dated March 6, 1981 and recorded March 10,
1981 in deed book 1143 page 999 RMC Office for Greenville County.

At the option of the mortgagee, the indebtedness secured hereby shall
become due and payable if the mortgagor shall convey the mortgaged premises
or if the title thereto shall become vested in any other person or party for
any other reason whatsoever.

The plat referred to above was prepared by Freeland and Associates
RLS dated May 5, 1981 and is recorded in plat book 4-4 page 27
Greenville County RMC Office.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all boats, plumbing, and building
fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intent of the parties hereto that all fixtures
of 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 Mortgagee 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 hereinbefore shown. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee
his heirs, successors and assigns, and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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