

Mortgagee's Mailing Address: 1041 Richmond Drive, Greenville, SC 29615-1819 870

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED MORTGAGE OF REAL ESTATE
GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

AUG 5 4 00 PM '83

WHEREAS, James Allen Seymour and ^{William E. Mathews} ~~William E. Seymour~~

(hereinafter referred to as Mortgagor) is well and truly indebted unto William E. Mathews and Joan K. Mathews

(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, to the sum of Seven Thousand One Hundred and no/100-----

Dollars (\$ 7,100.00) due and payable

in equal consecutive monthly installments, beginning September 15, 1983
with final payment, if not sooner paid, to be due on or before February 15, 1985

with interest thereon from even date at the rate of sixteen (16%) per centum per annum, to be paid:
in accordance with the terms of said promissory 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 shown as Lot No. 20 on plat

of Timberlake, Sec. III, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE, at Page 04, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the northwest side of Sedgefield Drive, joint front corner of Lots Nos. 20 and 21, and running thence with the northwestern side of Sedgefield Drive, N. 45-05 W. 110 feet to a point, joint front corner of Lots Nos. 20 and 19; thence with the common line of said lots, S. 44-55 W. 168.4 feet to a point; thence S. 39-01 E. 110.6 feet to a point, joint rear corner of Lots Nos. 20 and 21; thence with the common line of said lots, N. 44-55 E. 180 feet to a point on the northwestern side of Sedgefield Drive, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of William E. Mathews and Joan K. Mathews of even date and to be recorded herewith.

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

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 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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