

MORTGAGE OF REAL ESTATE -

BOOK 1823 PAGE 410

FILED
GREENVILLE, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 30 } 3 41 PM '03
DONNIE S. JAMESLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JDJ PARTNERSHIP

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILDAIRE-MERRY OAKS PARTNERSHIP

(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 FIFTY-EIGHT THOUSAND FIVE HUNDRED & NO/100 -----Dollars (\$ 58,500.00) due and payable

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, condominium units known and designated as Unit Nos. 20-D and 21-C, of Wildaire-Merry Oaks Horizontal Property Regime I and II as created by that certain Master Deed establishing Wildaire-Merry Oaks Horizontal Property Regime I and II, recorded in the Greenville County RMC Office in Deed Book 1151, at Page 856, as amended by First Amendment to Master Deed Establishing Wildaire-Merry Oaks Horizontal Property Regime I and II, recorded in the Greenville County RMC Office in Deed Book 1171, at Page 817, together with the undivided interests allocated to said unit in all common elements, both general and limited, as set forth in said Master Deed, as amended, and subject to all restrictions, rights-of-way, easements, covenants and other conditions as set forth in the Master Deed, as amended, creating Wildaire-Merry Oaks Horizontal Property Regime I and II.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
AUG 30 '03
STAMP
TAX
\$ 23.40
EB 11218

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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 whosoever lawfully claiming the same or any part thereof.

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