

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1624 PAGE 162

SEP 2 3 42 PM '83

WHEREAS, I, **Joyce Mann**

DONNIE R. MANN SLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Joseph W. Lemire**

(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 **Eleven thousand Dollars** Dollars \$11,000.00 ; due and payable

in 60 (sixty) equal monthly installments of \$244.71 (Two hundred forty four dollars and seventy one cents) a month beginning October 2, 1983 and each month thereafter until paid in full.

with interest thereon from date at the rate of **12%** per centum per annum, to be paid: **monthly**

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**, in **Greenville township**, on the **southern side of the Easley Bridge Road, near the City of Greenville**, being shown as **Lot #40** on plat of **Camilla Park, made by Dalton and Neves, December 1927** and recorded in the RMC office for **Greenville County** in Plat Book "G" at page 225, and described as follows:

Beginning at a stake on the southern side of Easley Bridge Road, 80 feet west from Beatrice Street corner of Lot #39 and running thence with the line of said lot, south 33-30 east 191 feet to a stake on a 20 foot alley and thence with the northern side of said alley, south 55-53 west 80 feet to a stake, corner of Lot #41, thence with the line of said lot, north 33-30 west 192 feet to a stake on the south side of Easley Bridge Road and thence with the southern side of Easley Bridge Road north 56-33 east 80 feet to the beginning corner.

DERIVATION: Deed of Joseph W. Lemire, recorded September 2, 1983 in the RMC Office for Greenville County in Deed Book 451 at Page 461.

MORTGAGOR RESERVES RIGHTS OF ANTICIPATION.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX
SEP 2 1983
\$ 04.40

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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