

MORTGAGE OF REAL ESTATE - TERRY E. HASKINS, ATTORNEY

STATE OF SOUTH CAROLINA } FILED } MORTGAGE OF REAL ESTATE } BOOK 1625 PAGE 906
COUNTY OF GREENVILLE } SEP 15 3 42 PM '83 } TO ALL WHOM THESE PRESENTS MAY CONCERN:

OGNNIC SLEY
R.R.C.

WHEREAS, BERTHOLD W. RUMMINGER AND FRIEDA K. RUMMINGER, by their respective attorneys-in-fact, (hereinafter referred to as Mortgagor) is well and truly indebted unto JOYCE BROLSMA, 129 E. Ilex Drive, Lake Park, FL 33403

(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 Twenty-two Thousand Five hundred and No/100----- Dollars (\$ 22,500.00) due and payable according to the terms of the note signed of even date herewith.

~~with interest thereon from~~ ~~to the date of~~ ~~payment of the principal~~
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

ALL that piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, lying on the eastern side of Boling Road, containing .82 acres, and having, according to a survey prepared for Merrel Green and Joyce Joan Green by Terry T. Dill, C. E. and L. S., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Boling Road at the corner of property owned by the grantors herein, and running thence with Boling Road, N. 4-00 E. 240 feet to an iron pin at the corner of property now or formerly owned by J. W. Vaughn; thence with Vaughn's line, S. 52-00 E. 253 feet to an iron pin; thence S. 66-30 E. 127.3 feet to an iron pin; thence S. 84-24 W. 335 feet to the beginning corner; said lot being triangular in shape. Said property is conveyed to the Mortgagor by deed of Joyce Brolsma dated August 31, 1983 and recorded in the RMC Office for Greenville County in Deed Vol. 1196 at Page 338.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX \$ 200.00
SEP 15 1983

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 whomsoever lawfully claiming the same or any part thereof.

0.90

4328 (W-2)