

Rt. 6, Pleasantdale Circle, Mauldin, S. C. 29607

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

Book 1626 Page 328

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, DONALD R. McDADE AND EVELYN F. McDADE

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM B. NASH

(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 SEVEN HUNDRED FIFTY SEVEN DOLLARS AND NO/100 (\$ 11,757.00) due and payable To be paid in 180 equal monthly installments of \$129.96 per month beginning October 1, 1983 and in equal monthly payments thereafter until paid in full, provided, however, that the Mortgagee herein has the authority to declare the entire sum due and payable at the end of sixty (60) months.

with interest thereon from October 1, 1983 at the rate of 10-1/2% 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

ALL that lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 2, as shown on map of Pleasantdale, recorded in Plat Book GG, page 191 of the RMC Office for Greenville County, S.C., said lot having a frontage of 94 feet on the southeast side of Pleasantdale Circle, a parallel depth of 200 feet, and a rear width of 94 feet, this being the same property conveyed to Mortgagor herein by Deed to William B. Nash to be recorded herewith.

This mortgage is second and junior in lien to mortgage in favor of Alliance Mortgage Company.

This being the same property conveyed to the Grantor herein by deed of Virginia E. Byars dated June 18, 1971, recorded June 18, 1971 in Deed Volume 918 at page 291 in the RMC Office for Greenville County, South Carolina.

As a portion of the consideration herein the Grantee assumes and agrees to pay the balance due on that certain mortgage given to Alliance Mortgage Company formerly Charter Mortgage Company, recorded in the RMC Office for Greenville County, South Carolina on October 12, 1979 in Mortgage Book 1484 at page 118, in the original amount of \$44,150.00.

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STATE OF SOUTH CAROLINA
RECORDS AND CLERK
GREENVILLE COUNTY
STAMP
204.72

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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