

Mail to: Gwendolyn Diane Center Alexander
Route # 3
#18 Sunset Drive
Taylors, South Carolina 29687

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
REFUND
11 44 AM

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

BOOK 1029 PAGE 32

WHEREAS, We, Willie Gage and Dorothy Ann Gage

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gwendolyn Diane Center Alexander

(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 Four Thousand (\$4,000.00) and N0/100

in 60 consecutive monthly installments of \$88.98, beginning 30 days from date
W.G.
D.A.G.
Dollars (\$4,000.00) due and payable

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

included in monthly payments

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, Chick Springs Township, being known and designated as Lots 41 and 42 of Peace Haven subdivision, Section 4, as shown on Plat Book XX, at Page 23, in the R. M. C. Office for Greenville County and further described by a plat of property for Willie Gage and Dorothy Ann Gage, prepared by Wolfe and Huskey, Inc., on September 28, 1983, and to be recorded herewith, and according to said plat as having the following metes and bounds to-wit:

BEGINNING at an old iron pin on the right of way of Lyle Drive that is 195 feet from Chick Springs Road and running thence along the right of way of Lyle Drive, S. 22-04 E. 159.23 feet to an iron pin, thence S. 67-56 W. 183 feet to an iron pin; thence N. 21-58 W. 159.9 feet to an old iron pin; thence N. 68-06 E. 182.73 feet to the beginning corner.

This conveyance is subject to a five (5) feet drainage easement on the southern boundary of Lot 42 as shown on Plat Book XX, at page 23, in the R. M. C. Office for Greenville County.

This conveyance is the identical property conveyed to Willie Gage and Dorothy Ann Gage by deed of Gwendolyn Diane Center Alexander on September 29, 1983, and recorded October 4, 1983 in the Deed Book 1197 at page 699 in the R. M. C. Office for Greenville County.

This is a purchase money mortgage.

RESTRICTIONS:

NO SINGLE WIDE MOBILE HOMES. ONE FAMILY RESIDENTIAL DWELLING WITH MINIMUM OF 1,000 square feet heated area.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
STAMP
TAX \$01.60

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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