

MORTGAGE OF REAL ESTATE -
GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 12 3 48 PM '83
MORTGAGE OF REAL ESTATE
DONNIE S. LANE TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, WESLEY W. FLETCHER and VICTORIA A. FLETCHER

(hereinafter referred to as Mortgagor) is well and truly indebted unto CECIL R. TURNER

(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 FORTY-TWO THOUSAND TWO HUNDRED FIFTY and No/100-----

Dollars (\$42,250.00) due and payable

in monthly installments in the amount of Five Hundred Seven and 07/100 (\$507.07) Dollars beginning on the 11th day of November, 1983 and continuing on the 11th day of each and every month thereafter for a period of 15 years until paid in full. Mortgagors will be charged 10% of any payment received more than 10 days after the due date.

with interest thereon from _____ date _____ at the rate of Twelve(12) per centum per annum, to be paid together with 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, being known and designated as Lot No. 12 on plat of COLE ACRES, recorded in the RMC Office for Greenville County in Plat Book P, Page 73, and also as shown on a more recent survey prepared by Freeland & Associates, dated October 10, 1983, entitled "Property of Wesley W. Fletcher and Victoria A. Fletcher", recorded in the RMC Office for Greenville County in Plat Book 10-B, Page 84, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Sunnydale Drive, joint front corner of Lots 12 and 13 and running thence with the common line of said lots, S 14-20 W 200.0 feet to an iron pin; thence turning and running along the common line of Lots 12 and 27, N 78-00 W 100.0 feet to an iron pin; thence turning and running along the common line of Lots 11 and 12, N 14-20 E 200.0 feet to an iron pin on the southern side of Sunnydale Drive; thence turning and running along said Sunnydale Drive, S/78-00 E 100.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Cecil R. Turner, to be recorded of even date herewith.

RECORDED
INDEXED
STAMP
16.92

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.

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