

MORTGAGEE'S ADDRESS 1 BELGRADE DRIVE, GREENVILLE, S.C. 29615

1033 630

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

RECORDED TO ALL WHOM THESE PRESENTS MAY CONCERN.  
GREENVILLE, S.C.  
NOV 15 3 11 PM '83  
R.M.C. OFFICE

WHEREAS, Helen L. Mangate

(hereinafter referred to as Mortgagor) is well and truly indebted unto Throop Lockey

(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 Thirty Thousand and No/100----- Dollars \$ 30,000.00 due and payable

as per the terms of the note dated November 16, 1983, incorporated herein by reference

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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 shown as Lots 45, 46, 47, and 48 on a plat of the property of Property of J. M. Perry Estate, dated May, 1923, prepared by R. E. Dalton, recorded in Plat Book F at Page 127 in the RMC Office for Greenville County and having the metes and bounds as shown on said plat.

This being the same property conveyed to the Mortgagor herein by deeds of Marvin W. Willimon, Jr. recorded July 15, 1974 in Deed Book 1003 at Page 22; deed of Marvin W. Willimon, Jr. recorded January 26, 1979 in Deed Book 1096 at Page 402; and by deed of Ruth Greer Smith Burroughs recorded April 17, 1975 in Deed Book 1017 at Page 65 in the RMC Office for Greenville County, South Carolina.

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Together with all and singular rights, members, hereditaments, 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, of 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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