

1523 White Hampton Blvd, Greenville, SC 29609
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Vol. 1038 p. 312

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Paul B. Wickensimer and Chris K. Wickensimer

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jane G. Brissey

(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-four Thousand**

Dollars (\$34,000.00) due and payable

with interest thereon from even date at the rate of per note per centum per annum, to be paid as per note

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, on the southwest side of White Oak Drive, in the City of Greenville, being shown as Lot 48 on plat of University Circle, recorded in Plat Book Y, Page 111, and described as follows:

BEGINNING at a stake on the southwestern side of White Oak Drive, 106.9 feet northwest from Carmel Street, at corner of Lot 49, and running thence with the line of said Lot, S 56-45 W 152.5 feet to a stake at corner of Lot 23; thence with the line of said Lot, N 38-35 W 65.3 feet to a stake at corner of Lot 47; thence with the line of said Lot, N 56-45 E 147.5 feet to a stake on White Oak Drive; thence with the southwestern side of White Oak Drive, S 42-48 E 66 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagors herein by deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1201, Page 182, on November 23, 1983.

RECORDED
MAY 13 1984
R.M.C. OFFICE
GREENVILLE, S.C.

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 the same unto the Mortgagee forever, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

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