

MORTGAGE OF REAL ESTATE

309 E. Main Ave
Greenville

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
DEC 21 10 09 AM '83

MORTGAGE OF REAL ESTATE

VOL 1640 PAGE 986

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JONATHAN W. WILKINSLEY
R.M.C.

WHEREAS, KINARD CROMER AND NORMA J. CROMER

(hereinafter referred to as Mortgagor) is well and truly indebted unto OPPORTUNITY INVESTMENT CORPORATION

(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 Six Thousand Dollars

Dollars (\$ 6,000.00) due and payable

as per the terms of that promissory note dated December 16, 1983

with interest thereon from Dec. 16, 1983 at the rate of 18% 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 those certain pieces, parcels, or lots of land in the County of Greenville, State of South Carolina, on the west side of Old Easley Bridge Road, and being shown and designated as Lots Nos. 30, 31, 32, and 33 on plat of Plainview Heights, recorded in the RMC Office for Greenville County, S.C., in Plat Book "QQ", at Page 23, and being more recently shown on survey of said lots completed by Jones and Sutherland, Engineers, June, 1959, said lots having the following metes and bounds, to wit:

LOTS NOS. 30 and 31:

BEGINNING at an iron pin, joint front corner of Lots Nos. 29 and 30, on the northwest side of the Old Easley Bridge Road and running thence N. 46-10 E, 128.5 feet to an iron pin, joint front corners of Lots Nos. 30 and 31; thence N. 46-10 E. 22 feet to an iron pin on the northwest side of the Old Easley Bridge Road; thence N. 42-32 E. 117.7 feet to an iron pin on the northwest side of the Old Easley Bridge Road; thence N. 14-23 W. 33.4 feet to an iron pin on the southwest side of Jerome Drive; thence N. 77-51 W. 66.2 feet to an iron pin on the southwest side of Jerome Drive; thence N. 82-26 W. 64.5 feet to an iron pin on the southwest side of Jerome Drive; thence N. 74-27 W. 85 feet to an iron pin, joint corners of Lots Nos. 30 and 31 on the southwest side of Jerome Drive; thence N. 63-11 W. 35 feet to an iron pin, joint corners of Lots Nos. 30 and 32; thence S. 33-30 W. 158.4 feet to the joint rear corner of Lots Nos. 29 and 30; thence S. 44-26 E. 213 feet to an iron pin, joint front corner of Lots Nos. 29 and 30 on the northwest side of the old Easley Bridge Road, the point of BEGINNING.

The within is the identical property conveyed to E.B. Cromer by deed of Kinard Cromer recorded in the RMC Office, for Greenville County, SC., in Deed Book 697, at Page 478.

LOTS NOS. 32 and 33:

BEGINNING at an iron pin on the southwest side of Jerome Drive, joint front corner of Lots Nos. 30 and 32, and running thence N. 54-55 W. with the southwest side of Jerome Drive, 54.2 feet to an iron pin; thence N. 52-54 W. with the southwest side of Jerome Drive, 49.7 feet to an iron pin, joint front corners of Lots Nos. 32 and 33; thence N. 52-54 W. with the southwest side of Jerome Drive 100 feet to an iron pin; thence S. 86-46 W. 33.9 feet to an iron pin on the south side of Plainview Drive; thence S. 57-34 W. 120 feet to an iron pin on the south side of Plainview Drive, joint front corners of Lots 33 and 34; thence E. 30-03 E. 170 feet to an iron pin, joint rear corners of Lots Nos. 32 and 33; thence S. 10-20 E. along the rear lines of Lots Nos. 35 and 36, 146.2 feet to an iron pin on the rear line

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 Mortgagee covenants that it is lawfully seized of the premises hereunto conveyed, and that the premises are free from all taxes and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
02.40
DEC 21 1983