

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL. 1041 PAGE 552

GREENVILLE, S.C.
DEC 27 10 06 AM '83
N.H.C. [unclear]

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G. Ruscenia Jackson

(hereinafter referred to as Mortgagor) is well and truly indebted unto James B. Newman, his successors or assigns

(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 Twenty-Seven Thousand and 00/100

Dollars (\$27,000.00-) due and payable in monthly installments of Two Hundred Eighty-eight & 30/100 (\$288.30) Dollars beginning January 16, 1984, with the entire balance due December 15, 1990.

with interest thereon from Dec. 16, 1983 at the rate of 12.5 per centum per annum, to be paid: Balance due December 16, 1990.

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 and designated as Lot 41 on a plat of Paramount Park, made by Piedmont Engineering Service, July, 1949, recorded in the RMC Office for Greenville County, in Plat Book W, at Page 57, and having according to said plat, the metes and bounds thereon.

Being the same property conveyed to the Grantor by deed of Secretary of Housing and Urban Development, dated January 1, 1983, recorded in the RMC Office for Greenville County on January 24, 1983, Book 1181, Page 241.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
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P.B. 11218
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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 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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