

MORTGAGE OF REAL ESTATE -

Recorder: Please mail to:

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
REC'D
DEC 23 9 38 AM '83
DUNN
R.M.C.

MORTGAGE OF REAL ESTATE

DONALD L. VANCE RECOR
18031 742-0909

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, We, Dennis J. and Ina C. Pegram

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas L. and Mary F. Hansen, whose address is Apartment G-3, ----- Apartments, Riverdale, Georgia

(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

Three Thousand, Eight Hundred and Twenty Five & $\frac{60}{100}$ Dollars (\$ 3,825.60) due and payable in 120 equal monthly consecutive installments of \$55.63, beginning on September 1, 1984 and continuing on the first of each month thereafter until this obligation shall be paid in full;

with interest thereon from 8/29/83 at the rate of ten per centum per annum, to be paid: (included in the monthly payments above)

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, shown as lot 32 on a Plat of College Heights Subdivision, which is recorded in the RMC Office for Greenville County in Plat Book P, Page 75, reference to which is craved for a more complete description of the metes and bounds thereon;

DERIVATION: This is the same property conveyed to the Mortgagors by the Mortgagees by deed dated August 29, 1983 and which is recorded in the RMC Office in Deed Book 1195 at Page 471.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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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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