

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
FEB 13 11 54 AM '84
JUNNIE W. EASLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. O. E. Enterprises

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Eloise G. Callahan
521 Skyland Drive
Columbia, SC 29210

(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

Forty Two Thousand and No/100----- Dollars (\$ 42,000.00) due and payable

in 120 equal monthly installments of \$555.03 beginning March 10, 1984 and continuing each and every month thereafter until paid in full.

with interest thereon from _____ date _____ at the rate of 10% 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

ALL that certain piece, parcel or lot of land situate, lying and being on the northwest side of Aberdeen Avenue in the City of Greenville, State of South Carolina, being known and designated as Lot 4 on plat of Park Hill as shown by survey made by R. E. Dalton, July, 1923 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book F, at Pages 135 and 136 and being more particularly described as follows, to-wit:

BEGINNING at an iron pin on the northwest side of Aberdeen Avenue joint front corner of Lots 4 and 5, said pin being 99.8 feet in a northwesterly direction from the point where the northwest side of Aberdeen Drive intersects with Elsie Street; thence with the line of Lot 5 North 62-46 West 160 feet to an iron pin; thence along the rear line of lots 4 and 10 North 27-10 East 80 feet to an iron pin; thence with the line of Lot 3 South 62-43 East 155.7 feet to an iron pin on the northwest side of Aberdeen Drive; thence with the northwest side of Aberdeen Drive South 22-54 West 60 feet to an iron pin; thence continuing with Aberdeen Drive, South 27-10 West 20 feet to the point of BEGINNING.

This is the same lot of land conveyed to Caroline J. Nelson by Beattie B. Balentine by deed dated April 20, 1967 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 818, at Page 118.

ALSO: See the Estate of Caroline Kloeckler Nelson as found in the records of the Probate Court for Greenville County, South Carolina in Apartment 1606, File 14 in the records of said Probate Court.

Mortgagee hereby agrees to allow Mortgagor to sell, transfer, and assign this mortgage, one time only, to a suitable assignee.

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 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 no 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.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX STAMP
FEB 13 1984
\$ 16.00

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