

207 Philip Drive
Greenville

MORTGAGE OF REAL ESTATE

Vol 1008 916

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
JUL 22 2 32 PM '94
DCL

WHEREAS, Donald M. Timberlake and Linda H. Timberlake

(hereinafter referred to as Mortgagor) is well and truly indebted unto David D. Wrench and Shirley E. Wrench

(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 Fifteen Thousand and No/100-----Dollars (\$ 15,000.00---) due and payable

according to the terms of the above-referenced promissory note.

with interest thereon from date at the rate of 11.00 per centum per annum, to be paid: as stated 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

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as lot no. 2 shown on a plat of the subdivision of Westminster Village, Section I recorded in the RMC Office for Greenville County, S. C. in plat book 5P at Page 40.

This is the same property conveyed to the Mortgagors herein by deed of David D. Wrench and Shirley E. Wrench, recorded in Deed Book 1015 at Page 503 of even date herewith, and is conveyed subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
06.00

400 8

31801

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.

FILED

328-11-21