

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL. 1576 PAGE 984

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Harold A. Schmauch and Susan P. Schmauch,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Margie R. Schmauch Evett and Jarrett D. Evett

(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 Seven Thousand Two Hundred and No/100-----
----- Dollars (\$ 7,200.00) due and payable

in sixty (60) equal, monthly installments of \$156.54, commencing August 15, 1984, and continuing on the same date of each month thereafter until paid in full,

with interest thereon from date at the rate of eleven per centum per annum, to be paid: monthly.

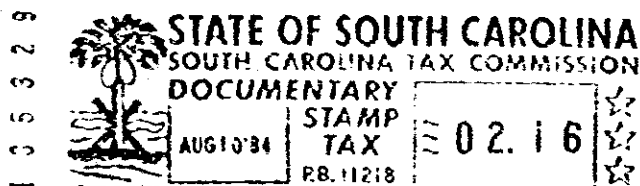
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, about 8 miles Southwest of the City of Greenville, and having, according to a survey entitled "Property of Harold A. & Susan P. Schmauch, prepared by T. H. Walker, Jr., on June 20, 1984, and as recorded in the RMC Office for Greenville County, S.C., in Plat Book 10W, at Page 2, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of an unnamed road at the joint corner of property of John D. Huff, which iron pin is approximately 1771 feet from Road S-23-294, and running thence with said unnamed road, N. 84-33 W. 366.98 feet to an iron pin at corner of property of Margie R. and Jarrett D. Evett; thence with said property, N. 54-33 W. 50 feet to an iron pin; thence, S. 72-57 W. 38.26 feet to an iron pin; thence, N. 41-29 W. 350.92 feet to an iron pin at corner of property of Sun Belt Properties, Inc.; thence with said property, S. 84-33 E. 624.99 feet to an old iron pin at corner of property of Sun Belt Properties, Inc., and John D. Huff; and running thence with property of John D. Huff, S. 11-40 E. 261.59 feet to an iron pin, on the northern edge of an unnamed road, the point of beginning, and containing 3.015 acres.

This is the same property conveyed to the mortgagors herein by deed of Margie R. Schmauch Evett, formerly Margie R. Schmauch, and Jarrett D. Evett dated June 28, 1984, and recorded simultaneously herewith in Deed Book 1219, at Page 137.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.