

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

VOL 1691 PAGE 723

NOV 28 3 16 PM '84
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Bryan W. Steffe and Esther P. Steffe,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Cline Company, Incorporated

(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 Ten Thousand and No/100-----
Dollars (\$10,000.00) due and payable as follows:

Three Hundred and No/100 (\$300.00) Dollars on the 28th day of December, 1984,
and Three Hundred and No/100 (\$300.00) Dollars on the 28th day of each and every
month thereafter until November 28, 1986, when the entire balance will be due and
payable. Payment to be applied first to the interest and then to the principal

with interest thereon from date at the rate of ten 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:

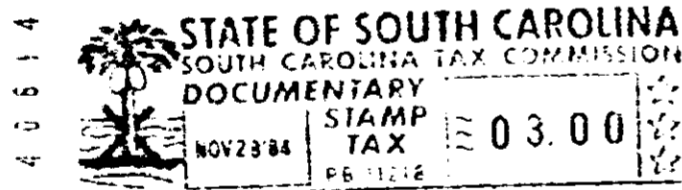
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 heirs, successors and assigns:

ALL that piece, parcel or lot of land situate, lying and being in Paris Mountain Township, County of Greenville, State of South Carolina, lying on the north-westerly side of Norwich Drive and being shown and designated as Lot #9 of Buxton Subdivision, Plat Book 4 N, Pages 2-4, and having the following metes and bounds:

BEGINNING at an iron pin on the northwesterly side of Norwich Drive, joint front corner of Lots 9 and 10, and running thence along the common boundary of said lots N. 52-38 W. 157.0 feet to an iron pin; thence N. 34-58 E. 116.0 feet to an iron pin; thence S. 54-05 E. 161.8 feet to an iron pin on Norwich Drive; thence along Norwich Drive, S. 37-22 W. 120.0 feet to an iron pin to the point of beginning.

This is the same property conveyed by Josef Strasser to Bryan W. Steffe and Esther P. Steffe by a deed dated October 30, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, on October 31, 1980, in Deed Book 1136 at Page 494.

The mailing address of The Cline Company, Incorporated, is: 600 Buncombe Street, Greenville, South Carolina 29601



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

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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