

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } GREENVILLE CO. S.C.

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Dec 31 11 55 AM '84
DONNIE S. TAINERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Carroll E. Sheldon, II, and Phyllis A. Sheldon

(hereinafter referred to as Mortgagor) is well and truly indebted unto

AMERICAN SAVINGS AND LOAN ASSOCIATION, A CORPORATION

(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 the balance due under a certain note and mortgage recorded in the RMC Office for Greenville county ~~XXXXX~~ ~~XXXXXX~~ at mortgage book 1645 at page 895

The terms of the aforementioned mortgage are hereby incorporated and made a part of this mortgage by reference.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid.

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 on Lot 72, Sagamore court, Holly Tree Plantation, Section III, in Austin Township, Greenville County, South Carolina, being shown on plat made by Piedmont Engineers, Architects & Planners, dated October 11, 1978, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 6-H at page 81, reference to said plat being hereby craved for a metes and bounds description.

This being the same property conveyed to the Mortgagors herein by deed from Stanley and Phyllis Grzybowski dated January 30, 1984, and recorded January 30, 1984 and recorded in the RMC Office for Greenville County, South Carolina in deed book 1205 at page 364.

This being a corrective instrument recorded for the purpose of adding as mortgagor, Phyllis A. Sheldon to an original mortgage given to First Federal Savings and Loan in the principal amount of \$100,000.00 recorded in the RMC Office for Greenville County in mortgage book 1645 at page 895 and simultaneously assigned therewith unto FCA Mortgage Corporation, and subsequently assigned unto American Savings and Loan Association by assignment recorded in the RMC Office for Greenville County in mortgage book 1666 at page 185.

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MORTGAGEE'S ADDRESS:

American Savings and Loan Assn.
343 E. Main Street, Suite 715
Box 300A
Stockton, CA 95201

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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