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MORTGAGE OF REAL ESTATE—Office of CLARK & CLAY, Attorney at Law, Greenville, S. C.

BOOK 79 40

BOOK 1540 PAGE 490

STATE OF SOUTH CAROLINA } 11 54 AM '81
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Thomas J. Moore and Rita R. Moore

(hereinafter referred to as Mortgagor) is well and truly indebted unto Juanita L. Bartelt

(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 Four Thousand, Five Hundred & no/100---

Dollars ($ 4,500.00) due and payable

in monthly installments of $100.10 with the first payment to be due on the first day of June, 1981. After the tenth day of June and after the tenth day of each and every month thereafter , the payments shall be past due

with interest thereon from [illegible] at the rate of Twelve 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 become 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, being known and designated as Lot 19 of a subdivision known as Bel Air Estate, as shown on a plat thereof dated May 1956 and recorded in Plat Book KK at page 19, RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Staunton Bridge Road, joint front corners of Lots 18 and 19 and running thence along the line of said lots, S. 88-21 E. 147.8 feet to iron pin; thence running S. 43-15 W. 243.1 feet to iron pin on Staunton Bridge Road; thence running with Staunton Bridge Road, N. 1-39 E. 181.0 feet, more or less, to iron pin, point of beginning.

This is a purchase money mortgage.

Derivation: Elizabeth F. Bird, recorded December 1, 1972, Deed Book 961, page 619

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LAW OFFICES OF TIMMONS, BRISSEY, P.A.

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 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.