GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

A.

HAY 0 4 49 PH 17 MORTGAGE OF REAL ESTATE

DURNIE S. TANK SO SILE WHOM THESE PRESENTS MAY CONCERN: R.M.C.

WHEREAS, RONALD HOWARD BRIDGEMAN

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

FREDERICK EARLE SCHROEDER AND EMMA E. SCHROERER Brive, Simpsonville, S.C. 29681 109 Uglewood

- Dollars is 6,000.00 3 due and payable

in two (2) equal annual installments of Three Thousand and No/100 (\$3,000.00) . Dollars each on May 8, 1980 and 1981.

per centum per annum, to be paid: annually with interest thereon from date at the rate of nine

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 as-

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ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being known and designated as Tract No. 4 of a subdivision known as Shellstone as shown by plat thereof prepared by C. O. Riddle, dated August, 1967, and recorded in the RMC Office for Greenville County in Plat Book PPP, Page 147 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Shellstone Drive at the joint front corner of Lots Nos. 3 and 4 and running thence with the joint line of said tracts S. 31-46 W. 408.6 feet to an iron pin in the line of property now or formerly of W. Shelton Thackston; thence with said Thackston line S. 57-22 E. 97.4 feet to an iron pin; thence continuing with Thackston line S. 59-22 E. 232.6 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5, thence with the joint line of said lots N. 31-46 E. 405.5 feet to an iron pin on the south side of Shellstone Drive; thence with the south side of said Drive N. 58-14 W. 330 feet to the beginning corner.

This is the identical property conveyed to the Mortgagor herein by deed of Frederick Earle Schroeder and Emma E. Schroeder to be recorded of even date herewith.

> SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX

Pogether with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise on be had thereform, 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 whomspever lawfully claiming the same or any part thereof.

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