

FILED  
GEORGETOWN, S. C.  
APR 23 AM '80  
BOB B. WILKINS  
SHERSLEY  
S.C.

BOOK 1502 PAGE 48

Real Estate Mortgage

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 11th day of April, 19 80, by Rainer P. Ellis  
and Brenda L. Ellis hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Eighteen Thousand Six Hundred Twenty-Five and No/100 (\$18,625.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of Two Hundred Ninety-Four and 81/100----- (\$ 294.81) Dollars each, the first instalment being due June 15, 19 80, and the remaining instalments are due on the 15th day of each month thereafter.

NOW KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 54 on a plat entitled Kingsgate by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, S. C. in Plat Book WWV, at Pages 44 and 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Donington Drive, joint front corner of Lots Nos. 54 and 55, and running thence with the joint line of said lots, N. 77-35 E., 159.1 feet to an iron pin at the joint rear corner of Lots Nos. 54 and 55; thence with the rear line of Lot No. 54, N. 12-11 W., 94.1 feet to an iron pin; thence N. 74-43 E., 32.6 feet to an iron pin; running thence N. 14-51 W., 37 feet to an iron pin at the joint rear corner of Lots Nos. 53 and 54; running thence with the joint line of said lots, S. 75-15 W., 190.2 feet to an iron pin on the eastern side of Donington Drive, joint front corner of Lots Nos. 53 and 54; thence with the eastern side of Donington Drive, S. 12-30 E., 125 feet to the point beginning.

This is the same property conveyed to the Mortgagors herein by deed of Carson A. Ramsey and Virginia B. Ramsey dated May 1, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1124, at Page 942.

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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