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MORTGAGE OF REAL ESTATE -

BOOK 1537 PAGE 933

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE
APR 10 2 33 PM '81
TO ALL WHOM THESE PRESENTS MAY CONCERN:
SONNIE STANERSLEY
R.M.C.

WHEREAS, GLEE ENTERPRISES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SUNBELT PROPERTIES, INC.

(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

Five thousand eight hundred fifty and no/00 ----- Dollars (\$5,850.00 ----) due and payable

In one hundred twenty (120) equal monthly installments of \$90.83; the first payment being due May 1, 1981 and each subsequent payment being due the first day of each month thereafter; mortgagor has the right of prepayment without penalty. with interest thereon from date at the rate of fourteen 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 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 shown and designated as Lot 37 on plat of Crooked Creek Subdivision, prepared by Freeland and Associates, and recorded July 16, 1980, in Plat Book 7X at pages 43-44, in the RMC Office for Greenville County.

This is the identical property conveyed to the mortgagor by deed of Sunbelt Properties, Inc., to be recorded of even date herewith.

This mortgage is subject to the following restrictions: (1) Home must be double wide (24 feet or more); (2) Home must have double blocked underpinning with six (6) tie downs; (3) Home must be brick underpinned within 90 days; (4) Parking pad of like manner to other pads in subdivision must be installed within 90 days after installation of home.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
APR 10 1981
R.M.C.

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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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