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MORTGAGE OF REAL ESTATE -
GREENVILLE

BOOK 1599 PAGE 895

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 31 2 40 PM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Daniel C. Loewenthal and Helen Loewenthal
(hereinafter referred to as Mortgagor) is well and truly indebted unto Adele T. Stonebanks

(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
Fifty-two Thousand Dollars (\$ 52,000.00) due and payable

with interest thereon from even date at the rate of per note per centum per annum, to be paid: as set forth in said note.

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:

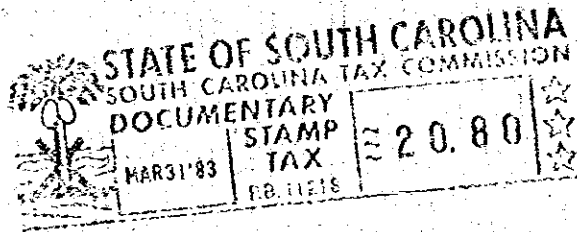
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 known and designated as Lot 31, as shown on a plat of the subdivision of Westminster Village, Section II, which is recorded in the Office of the RMC for Greenville County, South Carolina in Plat Book 5-P, Page 93.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1185, Page 325, on March 31, 1983.

The parties acknowledge and agree that this mortgage and the note secured hereby, shall not be transferable in any form for a period of three years, except that this shall not affect the transferability in the event of the death of either one or both of the mortgagors. In the event of transfer, the Noteholder shall be entitled to treat said transfer as a default and proceed as per Paragraph 6 of this mortgage. After the initial three (3) year period the note and mortgage shall become transferable upon written consent of the Noteholder. It is understood that said written consent will not be withheld if the proposed transferee/buyer meets conventional loan requirements.

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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.