

4

FILED  
GREENVILLE CO. S. C.  
APR 19 11 34 AM '83  
DONNIE S. TAYLOR  
R.M.C.

MAIL TO FANNIE MAE CHILDERS  
418 Pinnacle Drive  
Taylors, S. C. 29687

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1602 PAGE 613

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We Thomas E. Childers and Linda T. Childers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fannie Mae Childers

(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

Dollars (\$ 19,600.00) due and payable

in monthly installments of One Hundred Dollars (\$100.00) until paid in full beginning May 1, 1983

with interest thereon from date at the rate of n/a per centum per annum, to be paid: no interest

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 as the property of Edward Childers on a plat of property prepared by Clifford C. Jones, Registered Land Surveyor on March 8, 1983 and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a new iron pin that is 174 feet from the intersection of Pinnacle Drive and Pinnacle Drive and running thence N. 21-36 W. 115 feet to a new ironpin, thence N. 72-26 E. 55 feet to an old iron pin, thence N. 74-44 E. 233.5 feet to a new iron pin, thence S. 16-32 E. 112.5 feet to an old iron pin on the bank of Pinnacle Drive, thence S. 75-42 W. 67.8 feet along the bank of Pinnacle Drive to an old iron pin and continuing along Pinnacle Drive S. 73-19 W. 210.2 feet to the beginning corner.

This conveyance is subject to the rights of way and/or easement of the power lines as shown on said plat.

This conveyance is the identical property conveyed to Thomas E. Childers and Linda T. Childers by deed of Fannie Mae Childers on April 15, 1983 and recorded on April 19, 1983 in Daed Book 1186 at Page 618 in the R. M. C. Office for Greenville County.

NO TITLE EXAMINATION

ECTO -----3 AP 19 83

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
APR 19 1983  
STAMP  
TAX  
\$ 07.84

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

4.200 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.

APR 19 83

APR 19 83