

Mortgagee's Address: 7 Seminole Drive, Greenville, S.C. 29605

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.

MORTGAGE OF REAL ESTATE

BOOK 1025 PAGE 421

SEP 13 3 11 PM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHNNIE S. LINDERSLEY
Joann M.R. Lynch

(hereinafter referred to as Mortgagor) is well and truly indebted unto Isabelle Baldwin Payne

(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 Twenty Seven Thousand and no/100 Dollars \$ 27,000.00 due and payable

as per the terms of that promissory note dated September 12, 1983

with interest thereon from date at the rate of 12.0% 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

ALL that lot of land with the buildings and improvements thereon, situate on the southwest side of White Oak Drive in the City of Greenville, in Greenville County, S.C., being shown as Lot No. 44 on plat of University Circle, made by Piedmont Engineering Service, May, 1948, recorded in the RMC Office for Greenville County, S.C. in Plat Book Y at Page 111, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of White Oak Drive at the joint front corner of Lots 43 and 44 and running thence along the line of Lot 43, S. 56-48 W., 123.3 feet to an iron pin; thence S. 35-39 E. 69.6 feet to an iron pin; thence along the line of Lot 45, N. 56-45 E. 131.8 feet to an iron pin on the southwest side of White Oak Drive; thence along the southwest side of White Oak Drive, N. 42-48 W. 70 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of the mortgagee and recorded herewith.

At the option of the Mortgagee, this mortgage shall become due and payable forthwith if the Mortgagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever, other than by death of the Mortgagor.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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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.

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.

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