

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

FILED
TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE CO. S. C.

VOL 1045 PAGE 675

JAN 27 11 30 AM '94

WHEREAS, Ronald C. Peterson, JUNIOR
DONNIE CHAMBERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Dennis Black

(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 Nine Thousand and no/100-----

-----Dollars (\$ 9,000.00) due and payable

January 1, 1994

with interest thereon from _____ at the rate of 12% 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:

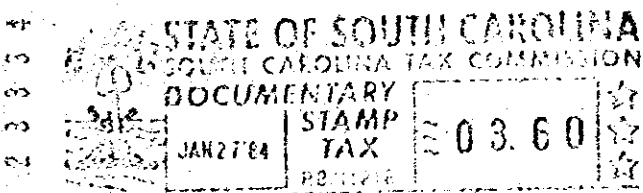
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and being shown as Lots 26 and 27 on a Plat of survey entitled "Map No. 2, Montague Circle", recorded in the RMC Office for Greenville County at Plat Book GG, Page 51B, and having the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of Lots 27 and 28, on the side of Montague Circle, and running thence N. 78-26 W. 250.9 feet to a point; thence along the rear line of Lots 27 and 26 S. 15-24 W. 197.65 feet to a point; thence S. 71-22 E. 266.2 feet to a point on Montague Circle; thence with said Circle N. 11-34 E. 229.8 feet to the point of beginning.

THIS CONVEYANCE is made subject to all easements, rights-of-way, restrictions, or other matters which may appear by examination of the premises or the public record herein.

THIS being the same property conveyed to the Mortgagor herein by deed of William Dennis Black recorded in the RMC Office for Greenville County in Deed Book _____, Page _____ on January 27, _____, 1984.



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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.

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