

Horton, Deawby, Dillards, Merchants, Carolina, Greenville, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE

MAR 15 4 35 PM '77

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, MICHAEL M. DECHMAN and ANNE F. DECHMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto MAX M. RICE

(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

FIFTEEN THOUSAND NINE HUNDRED and no/100-----Dollars (\$ 15,900.00) due and payable

as provided in said Note,

with interest thereon from date at the rate of 8 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, together with buildings and improvements thereon, situate on the Eastern side of Forest Drive in Greenville County, South Carolina, being shown as Lot No. 12 on Plat of Section 1 of LOOK-UP FOREST, made by Carolina Engineering & Surveying Co., April 1, 1969, recorded in the RMC Office for Greenville County, South Carolina in Plat Book TTT, Page 79, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Forest Drive at the joint front corner of Lots Nos. 11 and 12, and running thence along the joint line of Lots Nos. 11 and 12, S. 78-40 E., 169.7 feet to an iron pin; thence along the rear of Lot No. 12, S. 7-40 W., 110.0 feet to an iron pin at the edge of a 10 foot walk; thence N. 75-35 W., 184.5 feet to an iron pin on the Eastern side of Forest Drive; thence along the Eastern side of Forest Drive, N. 13-59 E., 100.0 feet to the beginning corner.

The within Mortgage is a purchase money Mortgage.

Together with all and singular rights, members, hereditaments, 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.