

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1440 48807
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BENJAMIN JOEL SToudenMIRE

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARTHA K. SToudenMIRE

(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

THIRTY THOUSAND and NO/100-----Dollars (\$ 30,000.00) due and payable

with interest thereon from August 9, 1978 at the rate of Eight (8%) per centum per annum, to be paid: in monthly payments maturing September 1, 2003

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:

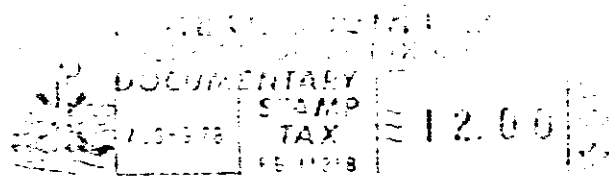
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Broadmoor Drive, being shown and designated as Lot No. 44 on plat of Section 2 of Lake Forest Heights, recorded in Plat Book KK at Page 105, in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

"BEGINNING at an iron pin on the eastern side of Broadmoor Drive, at the joint front corner of Lots 44 and 45, and running thence with the line of Lot 45, N. 84-32 E. 161 feet to an iron pin in rear line of Lot 51; thence with the rear line of Lots 51 and 52, S. 2-55 E. 130.8 feet to an iron pin at the rear corner of Lot 43; thence with the line of Lot 43, S. 86-51 W. 172.3 feet to an iron pin on Broadmoor Drive, thence with the eastern side of Broadmoor Drive N. 2-28 E. 125 feet to the point of beginning."

This mortgage is subject and subordinate to a mortgage filed the 17th day of January, 1969 and recorded in Book 1115 at Page 10 of the RMC Office for Greenville County, South Carolina, William J. Williamson to Fidelity Federal Savings and Loan Association, and assumed by Benjamin Joel Stoudenmire to Fidelity Federal Savings and Loan Association.

This being the same property acquired by the Mortgagor by deed of William K. Williamson to B. Joel Stoudenmire, dated August 9, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1085 at Page 282.

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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 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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