

JAMES D. MCKINNEY, JR. MORTGAGE OF REAL ESTATE
ATTORNEY - AT - LAW

Address of mortgagee:
35 North Avondale Drive
Greenville, S. C. 29609

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1605 PAGE 519

FILED
MAY 5 11 28 AM '83
DONNIE S. FARRISLEY

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Samuel G. Rorex

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles J. Spillane

(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 ninety-five hundred and no/100

Dollars (\$ 9,500.00) due and payable at the rate of \$124.78 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due on June 2, 1983, and the remaining payments to be due on the second day of each and every month thereafter until paid in full,

with interest thereon from this date at the rate of twelve 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, State of South Carolina, near Judson Mills, being the western portion of Lot No. 65 on plat of lands of Pride and Patton Land Corporation, made by R. E. Dalton, Engineer, and recorded in the R. M. C. Office for Greenville County in Plat Book "K" at page 249 and having the following metes and bounds, to-wit:

BEGINNING at a stake on the South side of Goodrich Street, corner of Judson Mill property and running thence with Judson Mills line, S. 38 W. 113 feet to stake, corner of Lot No. 64; thence with the line of Lot No. 64, S. 59-23 E. 44.5 feet to a stake; thence in a Northerly direction 116.8 feet, more or less, to an iron pin in Goodrich Street; thence with Goodrich Street, N. 64-49 W. 42.2 feet to the beginning corner. Said property is also known as 217 Goodrich Street.

The above described property is the same property conveyed to the mortgagor by the mortgagee on this date by deed to be recorded herewith.

This is a purchase money mortgage.

The mortgagor herein agrees to pay a late charge of five per cent of the amount of any payment paid more than ten days late.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY-583 STAMP TAX \$ 03.80
58-1129

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.