P.O. Box 676, Mauldin, S.C. 29662

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUN 10 2 25 PM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DOMINICK ABBATE AND MARY JANE ABBATE

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROSAMOND ENTERPRISES, INC.,

(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 SEVEN THOUSAND EIGHT HUNDRED SEVENTY-ONE AND NO/100-- ---------- Dollars ($ 7,871.00--)-due and payable

pursuant to the terms of note of even date.

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, in the City of Greenville, on the western side of Arcadia Circle, being shown and designated as Lot No. 145 on plat entitled "Country Club Estates" dated October, 1926, prepared by Dalton and Neves, Registered Surveyors, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G, Page 191, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Arcadia Circle at the joint front corner of Lots 145 and 146 and running thence with the line of Lot 146, S. 73-47 W. 172.3 feet to an iron pin at the joint rear corner of Lot 144, 145 and 146; thence with the line of Lot 144, S. 68-13 E. 192.4 feet to an iron pin on the western side of Arcadia Circle; thence with the western side of Arcadia Circle the following courses and distances: N. 0-25 E. 63.4 feet to an iron pin; thence N. 13-43 W. 57.6 feet to the point of beginning.

This is the same property conveyed to Mortgagors by deed from Rosamond Enterprises, Inc., of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JUN 10 '83
03.16

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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