

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
JUN 14 12 58 PM '83
DONNIE S. WINSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1611 PAGE 390

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PAUL A. REINMAN AND JENNIFER G. REINMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JEFF R. RICHARDSON, JR.

(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 Two Thousand Five Hundred and No/100-----

----- Dollars (\$ 2500.00-----) due and payable two years from date of note - with the first payment being due one year from date

with interest thereon from date at the rate of 12% per centum per annum, to be paid:

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, shown and designated as Lot No. 17 on plat of Martindale Subdivision, recorded in the RMC Office for Greenville County in Plat Book BBB, Page 97 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Douglas Drive, joint front corner of Lots 16 and 17 and running thence along the common line of said Lots, N 58-54 E 191.8 feet to an iron pin; thence turning and running S 65-46 E 129.1 feet to an iron pin; thence turning and running S 35-08 W 234 feet to an iron pin; thence turning and running along the common line of Lots 17 and 18, N 59-16 W 154.2 feet to an iron pin; thence turning and running along the curve of Douglas Drive the radius of which is 50 feet, N 12-09 W 68 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Jeff R. Richardson, Jr. of even date, to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
01.00
JUN 14 1983
PB. 11218

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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