

800 Edgemont Ave South SC
MORTGAGE OF REAL ESTATE

1029 322

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE S.C. MORTGAGE OF REAL ESTATE
OCT 5 4 13 PM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Aaron W. Awtry a/k/a Aaron Arnett Awtry

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert B. Aljoe

(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

Seventy-Four Thousand Five Hundred and no/100---- Dollars (\$ 74,500.00)XXXXXXXXXX
and the 1983 taxes being paid by mortgagor as set forth in a contract between these parties and others, taxes when due, all else, due and payable

with interest thereon from Nov. 1 1983 at the rate of 13% per centum per annum, to be paid: \$500.00 down payment
\$4,000.00 to be paid at closing, balance \$70,000.00 at 13% per annum for 96 months in equal con-
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: Cont - secutive payments
of \$1,176.51 on or before the 5th day of each month.

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

"ALL that piece, parcel or tract of land situate, lying and being on the northeastern side of Edgemont Avenue near Greenville in Greenville County, South Carolina, containing 3.636 acres, more or less, and having according to a plat of a survey for Robert Aljoe dated July 26, 1982, prepared by C.O. Riddle, RLS #1347 and recorded in the RMC Office for Greenville County in Plat Book 9-D at Page 59, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeasterly side of Edgemont Avenue at the joint corner of property herein and property now or formerly of Harvey C. Watson and running thence along the joint line of said tracts N. 29-12 E. 526.98 feet to an iron pin; thence S. 54-07 E. 329.56 feet to an iron pin; thence S. 25-53 W. 185.92 feet to an iron pin; thence N. 60-27 W., 4.89 feet to an iron pin; thence S. 23-59 W. 136.16 feet to an iron pin; thence N. 63-43 W. 74.91 feet to an iron pin; thence along the line of property herein and property now or formerly of Mary M. Whitlock S. 25-16 W. 149.53 feet to iron pin on the northeasterly side of Edgemont Avenue and thence running along said side of Edgemont Avenue N. 63-45 W. 362.73 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagor herein by Bond for Title from Robert B. Aljoe recorded OCT 5, 1983, in Deed Book 1197 at page 897 in the R.M.C. Office for Greenville County.

STAMP 220.00

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.

0322

1328-1122