

MARCHBANKS, CHAPMAN, & HARTER, P.A. 111 TOY STREET, GREENVILLE, S. C. 29603
MORTGAGE OF REAL ESTATE

Mortgagee's Address:
100 Pisgah Drive
Greenville, SC

STATE OF SOUTH CAROLINA GREENVILLE S.C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
OCT 18 4 35 PM '83
DONALD R.M.C. ASLEY

WHEREAS, We, BRUCE EDWARD RAMPEY and WANDA BETH RAMPEY,
(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES G. BOWMAN,

(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 Twenty Five Thousand and NO/100 Dollars (\$ 25,000.00) due and payable

per terms of Promissory Note of even date

with interest thereon from date at the rate of 12.5% 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, situate on the southern side of Belvue Road, formerly Pine Avenue, near the City of Greenville, being shown as Lot 17 on Plat of Piedmont Park recorded in the Office of the RMC for Greenville County, in Plat Book F at Page 290, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the southern side of Belvue Road at the corner of Lot No. 16 and running thence with the southern side of said road S. 83-22 E. 100 feet to a stake at corner of Lot No. 18; thence with the line of said Lot S. 6-38 W. 231 feet to a stake; thence N. 83-22 W. 100 feet to a stake at corner of Lot 16; thence with the line of said lot N. 6-38 E. 231 feet to the beginning corner.

This is the identical property conveyed unto Mortgagors herein by Deed of James G. Bowman, dated October 18, 1983 and recorded on the 18 day of October, 1983 in the RMC Office for Greenville County, South Carolina, in Deed Book 1198 at Page 739.

ESCALATION OF INTEREST RATE: In the event that this mortgage is transferred or assumed by any subsequent Mortgagor, the interest rate on this instrument shall increase from 12.5% per annum to 13.5%. This new rate shall apply to the remaining balance due and owing on this obligation.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
OCT 18 1983
TAX \$ 10.00

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.

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