

Mortgagee's address: 603 S. Almond Ave. Simpsonville, SC 29681

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.
JAN 31 1978
JERRY W. WATKINS
VOL 1845 PAGE 985

WHEREAS, RAEFORD L. WIDEMAN AND DOROTHY I. WIDEMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto BUILDERS AND DEVELOPERS, 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 Twenty Thousand and No/100

Dollars (\$ 20,000.00) due and payable

according to the terms of the Note of even date to be executed simultaneously herewith

with interest thereon from even date at the rate of XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX set forth in said note.

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, being known and designated as Lot No. 377, Section V, Sheet I, of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Page 37. A more particular description of said above numbered lot may be had by reference to said plat.

This is the identical property conveyed to the Mortgagors herein by the Mortgagee herein by deed of even date to be recorded simultaneously herewith.

ALL that certain piece, parcel, or lot of land in the Town of Mauldin, County of Greenville, State of South Carolina, on the southerly side of Whitestone Avenue, being known and designated as Lot No. 28, of Adams Hill Estates, according to plat by Dalton & Neves Company, dated June, 1972, and recorded in the RMC Office for Greenville County, S.C. in Plat Book "4-R", at page 31, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Whitestone Avenue, the joint front corner of Lots Nos. 28 and 27, and running thence with the joint line of said lots, S. 64-13 E. 16-feet to an iron pin at the joint rear corner of said lots; thence with the rear line of Lot No. 28, N. 25-47 E. 105 feet to an iron pin at the joint rear corner of Lots Nos. 28 and 29; thence with the joint line of said lots, N. 64-13 W. 160 feet to an iron pin on the southerly side of Whitestone Avenue; thence continuing with said Avenue, S. 25-47 W. 105 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Nationwide Mutual Insurance Company, dated December 23, 1977, recorded January 9, 1978 in the RMC Office for Greenville County in Deed Volume 1071 at Page 554.

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A3184

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY TAX COMMISSION
DOCUMENTARY
STAMP TAX
JAN 31 1978
\$ 08.00

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 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.

4328-17-23