

MORTGAGE OF REAL ESTATE

VOL 1694 PAGE 442

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
DEC 14 11 17 AM '84

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ronald A. Countryman and Alyce F. Countryman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Stephen E. Parkhill

(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

Forty Thousand and no/100-----Dollars (\$40,000.00) due and payable

According to the same terms as stated in said promissory note of even date,

with interest thereon from this date at the rate of eleven 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, the Mortgagee's heirs, 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. 61 and a portion of Lot No. 60 of Eastlake Subdivision as shown on plat recorded in Plat Book G at Pages 228 and 229 in the RMC Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of West Circle Avenue at the joint front corner of Lots 62 and 61 and running thence with the line of Lot No. 62 N. 52-40 E. 260 feet to an iron pin; thence N. 45-10 W. 90.84 feet to an iron pin in the line of Lot No. 60 adjoining property now or formerly of Rice; thence with Rice's line S. 52-40 W. 247.7 feet to an iron pin on West Circle Avenue; thence with said avenue, S. 37-20 E. 90 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Dock C. Massey of even date to be recorded herewith in the RMC Office for Greenville County in Deed Book _____ at Page _____.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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DEC 14 '84
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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 is 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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