

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

REC. S. C.  
1 17 PM '80  
J. W. BERSLEY

1498 479

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William E. Lovett, Jr. and Vicki G. Lovett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Louise M. Lovett

(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

thirty one thousand, three hundred twenty three and <sup>09</sup>/<sub>100</sub> Dollars (\$ 31,323.09 ) due and payable monthly

with interest thereon from this date at the rate of seven per centum per annum, to be paid: 125 consecutive monthly payments in the amount of \$250.00 per month beginning March 1, 1980 and being due on the 1st day of each month thereafter until payment is made in full. Final payment \$14.09  
WHEREAS, the Mortgagor hereby hereafter becomes indebted to the 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, on the eastern side of Parkins Mill Road being known and designated as Lot #9, Section C, plat of Gower Estates, prepared by R. K. Campbell and Webb Surveying Company dated July 27, 1964, and recorded in the R. M. C. Office for Greenville County in Plat Book YY at Page 113, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Parkins Mill Road at the joint front corner of lots 8 and 9 and running thence with the joint line of said lots, N. 74-26 E., 250 feet to an iron pin; thence S. 15-34 E., 131.4 feet to an iron pin on the northwestern side of Stone Haven Drive; thence running with the said side of Stone Haven Drive, S. 62-26 W., 230.6 feet to an iron pin at the intersection of Stone Haven Drive and Parkins Mill Road and running thence with the curve of said intersection (the chord of which is N. 66-34 W.) 31.4 feet to an iron pin on the eastern side of Parkins Mill Road; running thence with the said side of Parkins Mill Road, N. 15-34 W., 155 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Thomas C. and Beverly G. Brissey dated May 12, 1975, and recorded in the R.M.C. Office for Greenville County in Deed Book 1018 at Page 86 and the same property conveyed to the Mortgagors by deed of Richard L. Lunning and Elizabeth Lunning dated January 27, 1976 and recorded in the R.M.C. Office for Greenville County on January 27, 1976 in Vol. 1030 at page 724.

Mortgagors expressly agree to assume the curb and gutter assessment by the City of Greenville applicable to the above described property.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

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COUNTY OF GREENVILLE  
DOCUMENTARY  
JAN 28 1980

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.

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