

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
MAY 28 10 02 AM '82
SHERIFF'S OFFICE
GREENVILLE, S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HERCULANO G. SALAS AND NANCY C. SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto HENRY B. ARMSTRONG AND MARGARET C. ARMSTRONG

(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 SIXTY-TWO THOUSAND AND NO/100-----

-----Dollars (\$ 62,000.00) due and payable
Monthly interest of \$594.17 for thirty-six (36) months commencing on July 1, 1982; thereafter monthly payments of \$637.74 per month at twelve (12%) percent interest for a period of five (5) years at which time the entire principal and interest will be due and payable in full.
with interest thereon from May 28, 1982 at the rate of 12% per centum per annum, to be paid: AS SET FORTH ABOVE.

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

ALL that lot of land with the buildings and improvements thereon, situate on the West side of Timberlake Drive near the City of Greenville in Greenville County, South Carolina being show as Lot No. 45 on a plat of Timberlake Subdivision, made by Dalton & Neves, Engineers, July, 1955 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book BB at Page 185, reference being made to said plat for a more particular description thereof.

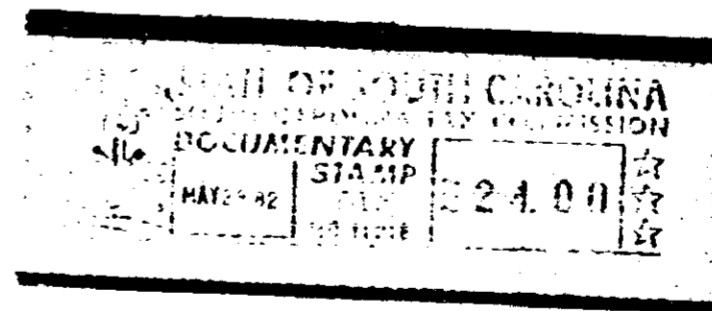
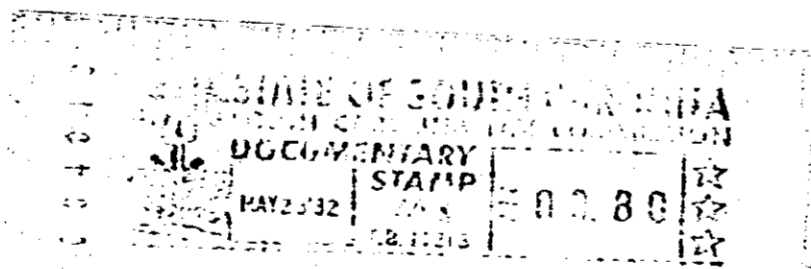
Derivation: Deed Book 1167, Page 661 - Henry B. Armstrong and Margaret C. Armstrong
5/28/82

The Mortgagor shall provide a paid fire insurance premium to the Mortgagee annually.

The Mortgagees have the right to sell this Mortgage and the Note it secures at their option.

There will be a Twelve (12%) percent late charge for any delinquent payment.

SC10
MAY 28 1982
009



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.

4.00070

300

4328 W-2