

MORTGAGEES' ADDRESS: 7 Dickens Lane, Greenville, S. C.
MORTGAGE OF REAL ESTATE

BOOK 1571 PAGE 564

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
JUN 13 20 PM '82
RMC
SHERSLEY
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert A. Barnett, Jr. and Robert A. Barnett, Sr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Thomas C. Reeves and Linda E. Reeves

(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

Sixteen Thousand and No/100----- Dollars (\$ 16,000.00) due and payable

in equal monthly installments of \$355.91 commencing July 1, 1982, and continuing on the first day of each month thereafter for five years until paid in full. The mortgagees may collect a late charge not to exceed 5% of each payment more than ten days in arrears.

with interest thereon from date at the rate of 12 per centum per annum, to be paid: monthly
Borrowers have the privilege of prepaying all or any part of this indebtedness without penalty.

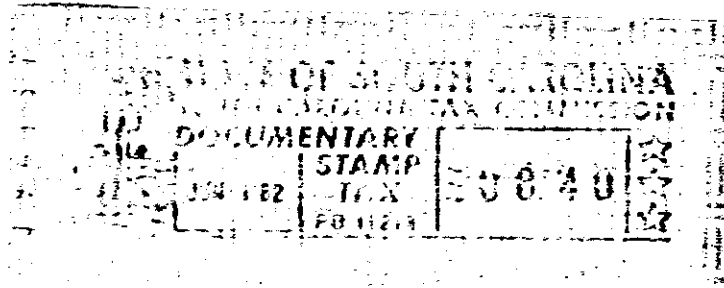
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, on the northwestern side of Drewry Road, being known and designated as Lot No. 12 as shown on a plat of Avondale Forest, Section 2, recorded in the Office of the RMC for Greenville County in Plat Book BBB at Page 36, reference to said plat being craved for a notes and bounds description thereof.

This is the same property conveyed to the Mortgagors herein by deed of Thomas C. Reeves and Linda E. Reeves of even date to be recorded herewith.

In the event the property herein is conveyed to a third party, this mortgage will become immediately due and payable unless the consent is first obtained from the Mortgagee to allow the assumption thereof.



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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 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.