

MORTGAGE OF REAL ESTATE - TERRY E. HASKINS, ATTORNEY

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } 1984
JAN 24 1984
JUN 15 1984
R.M.C.

MORTGAGE OF REAL ESTATE

1984 395

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Edward F. Allston, III and Marla Y. Allston

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

The Estate of Robert A. Dobson, Jr.
1306 S. Church St., Greenville, SC

(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

Ten Thousand and no/100 ----- Dollars (\$ 10,000.00) due and payable

according to the terms of the note signed of even date herewith.

~~with interest thereon from~~

~~at the rate of~~

~~per annum to be paid~~

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, situate, lying and being in the State of South Carolina, County of Greenville being known and designated as the major portion of Lot No. 8, on a plat of College Heights, recorded in the RMC Office for Greenville County in Plat Book P, at 75. and also being known as property of Douglas William Kroske recorded in the RMC Office for Greenville County in Plat Book 6W at Page 29.

BEING the same conveyed to the Mortgagor by deed of Douglas William Kroske and Susan Kroske dated January 17, 1984, and recorded in the RMC Office for Greenville County in Deed Book 1204 at Page 789.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements as may appear of record on the recorded plat (s) or on the premises.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
JAN 24 1984
04.00
HB 11218

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 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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