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FILED
GREENVILLE CO. S. C.

BOOK 1415 PAGE 863

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

3 00 PM '77
DONNIE S. TAMMERSLEY
P.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MELVIN E. PACE AND RETHA G. PACE,

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

ROBERT A. JEFFERSON AND GEORGIE C. JEFFERSON,

(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 Seven Thousand Five Hundred and No/100 --- Dollars (\$ 37,500.00) due and payable

in 180 equal monthly installments of \$358.37 per month commencing on December 15, 1977, and continuing on like day thereafter until paid in full

with interest thereon from date at the rate of --8%-- 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, 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, within the corporate limits of the City of Mauldin, and being known as Lot numbers 77 and 78 of a subdivision known as Glendale, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book QQ, at Pages 76 and 77, and having the following metes and bounds, to-wit:

Lot 77: BEGINNING at a point on the northern side of Fairfield Drive at the joint front corner of Lots 77 and 78 and running thence N. 09-21 E. 175 feet to a point at the joint rear corner of Lots 77 and 78; thence N. 80-39 W. approximately 152.4 feet to a point in a branch, said point being the joint rear corner of Lots 76 and 77; thence with said branch as a line approximately S. 24-20 E. approximately 95.2 feet to a point; thence continuing with said branch as a line approximately S. 11-16 W. approximately 95.7 feet to a point on the northern side of Fairfield Drive at the front corner of Lot 77; thence with northern side of Fairfield Drive S. 80-39 E. 120 feet to the point of beginning.

Lot 78: BEGINNING at a point on the northern side of Fairfield Drive at the joint front corner of Lots 77 and 78 and running thence N. 09-21 E. 175 feet to a point at the joint rear corner of Lots 77 and 78; thence S. 80-39 E. 100 feet to a point at the joint rear corner of Lots 78 and 88; thence S. 09-21 W. 175 feet to a point on the northern side of Fairfield Drive at the joint front corner of Lots 78 and 88; thence with the northern side of Fairfield Drive N. 80-39 W. 100 feet to beginning.

It is agreed and understood that the Mortgagors herein shall provide the Mortgagees herein with a paid receipt indicating insurance coverage is in effect on the property in an amount equal to the outstanding balance due on this mortgage. Said insurance receipts shall be presented to the Mortgagees on or before November 15th of each year.

LESS, HOWEVER, that portion of Lot 77 previously conveyed to Ray Hopkins. Derivation: Grantor-Robert A. Jefferson, et al, dated 11-14-77 and recorded 11-15-77.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX
NOV 15 1977
PB. 11218
\$ 15.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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