

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

FEB 28 4 14 PM '79

DOONIE S. TANKERSLEY
R.M.C.

BOOK 1458 PAGE 340

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Percy Willard and Laura Schaalma, 15 Sitka Avenue, Greenville, S.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto the City of Greenville, a municipal corporation, P.O. Box 2207, Greenville, S.C. 29602

(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 Two thousand six hundred ninety and -----

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Dollars (\$ 2,690.00---) due and payable

with interest thereon from completion of contract at the rate of 3 per centum per annum, to be paid: \$ 25.97 per month (last payment \$ 26.55)

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, and lying and being on the northeast side of Sitka Avenue being shown and Lot No. 30 on a plat of Parkview made by Dalton and Neves, Engineers, June 1942, and recorded in the RMC office in Plat Book M page 49 and having the following metes and bounds to wit:

BEGINNING at an iron pin on the northeast side of Sitka Avenue at the joint front corner of Lots 30 and 31 and running thence with the line of Lot 31, N. 63-45 E. 150 feet, more or less, to an iron pin; thence with the rear line of Lots 36 and 37 N. 26-15 W. 50 feet, more or less, to an iron pin; thence with the line of Lot 29 S. 63-45 W. 150 feet, more or less, to an iron pin on the northeast side of Sitka Avenue; thence with the northeast side of Sitka Avenue S. 26-15 E. 50 feet, more or less, to the beginning corner.

THIS property is known and designated as Block Book 66-1-2.42.

THIS is the same property conveyed to Percy Willard Schaalma from H.G. Wigington and Beulah A. Wigington and is recorded in the RMC office in Deed Volume 849 page 120 on July 24, 1968 at 3:07.

THIS mortgage is junior in lien to a mortgage given by Percy Willard Schaalma to United Mortgage Servicing Corp. recorded in REM Volume 1098 page 259. Assignment to Chase Manhattan Bank is recorded in REM Volume 1101 page 107. Chase Manhattan Bank assigned mortgage to County Federal Savings and Loan and is recorded in REM Volume 1201 page 126.

THE City assumes all stamps and recording fees.

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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