

MORTGAGE OF REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S.C. 29601
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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DONNIE S. TANKERSLEY
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MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Carl S. Rosselli, Jr. and Noreen Rosselli

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert L. Moore

(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 Three Thousand Five Hundred Fifty and no/100----- Dollars (\$3,550.00) due and payable as follows: \$1,775.00 plus accrued interest on March 12, 1980 and the entire unpaid balance of principle and interest on March 12, 1981. Payment to be applied first to the interest and then to the principle.

with interest thereon from date at the rate of eight per centum per annum, to be paid: annually

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:

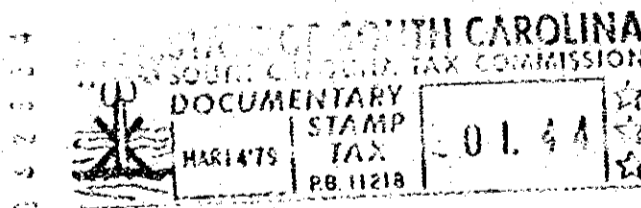
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 heirs, successors and assigns:

ALL that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and being known and designated as Lot No.6, Block A., in subdivision known as Lakewood on the Saluda, according to a plat of said subdivision recorded in the R.M.C. Office for Greenville County in Plat Book Y at page 99, and having according to said plat the following metes and bounds-to-wit:

Beginning at an iron pin on Deborah Lane, the same being the joint rear corner of lots 5 and 6; thence with the joint line of said lots N. 52-17 E. 230 feet to an iron pin on Sylvan Way, being the joint front corner of lots 5 and 6; thence with Sylvan Way N. 3-36 E. 74 feet to an iron pin being the joint front corner of lots 6 and 7; thence with the joint line of said lot S. 55-45 W. 273 feet to an iron pin on Deborah Lane; thence with Deborah Lane S. 31-45 E. 71.2 feet to the point of commencement, and being the same property conveyed to Carl S. Rosselli, Jr. and Noreen Rosselli by a deed from Robert L. Moore dated this day and recorded in the R.M.C. Office for Greenville County, Greenville, South Carolina herewith.

The mailing address of Robert L. Moore is:

103 Saluda Dam Road
Greenville, South Carolina
29611



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and 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 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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