

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

APR 5 1 14 PM '79

CONNIE S. TANKERSLEY
R.H.C.
William Schwiers, Jr.,

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. G. Syracuse

(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 Twenty-five Thousand and no/100-----

Dollars (\$ 25,000.00) due and payable

in the total amount of Twenty-five Thousand and no/100 (\$25,000.00) Dollars on or before the 2nd day of April, 1980,

with interest thereon from this date at the rate of 13.75% per centum per annum, to be paid: to M. G. Syracuse, 36 Keowee Avenue, Greenville, South Carolina, 29605.

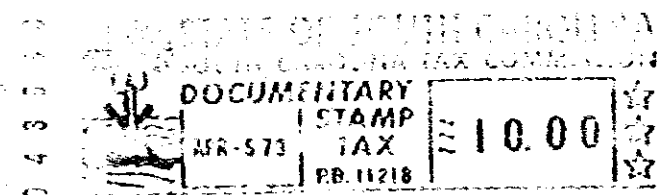
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being shown and designated as 2.93 acres, more or less, according to a survey prepared by T. H. Walker, Jr., RLS, dated March 14, 1979, recorded in the RHC Office for Greenville County in Plat Book 24D at Page 29 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on West Butler Road, joint front corner of property herein mortgaged and that of D. E. King and running thence S. 14-55 W. 302.55 feet to an iron pin; thence S. 52-08 W. 353.5 feet to an iron pin; thence N. 5-00 W. 476.41 feet to an iron pin on West Butler Road; thence along West Butler Road, N. 85-01 E. 400.0 feet to an iron pin, point of beginning.

This being a portion of the same property conveyed to mortgagor herein by deed of William Schwiers dated February 6, 1956, recorded in Book 545 at Page 44 on February 9, 1956, (and being the property conveyed to William Schwiers in Deed Book 184 at Page 29.)



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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