

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S. C.

179

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ASLEY

WHEREAS, J. A. SENICK, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W & D DEVELOPERS

(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 **SIXTY-TWO THOUSAND AND NO/100**-----

-----Dollars (\$ 62,000.00) due and payable
In equal monthly installments of One Thousand and No/100 (\$1,000.00) Dollars per month beginning December 1, 1979 and continuing until paid in full.

with interest thereon from October 22, 1979, the rate of 9% per centum per annum, to be paid: **AS SET OUT ABOVE.**

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

ALL that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the southerly side of Laurens Road, and being known and designated as Lot No. Nine (9) on a plat of Sinking Fund Commission, District 17-A, made by C. M. Furman, Engineer, April, 1933, which plat is recorded in the R.M.C. Office, Greenville County, S. C. in Plat Book H, at page 219, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Laurens Road, joint corner of Lots 9 & 10; and running thence along the joint line of said lots, S. 34-25 W. 200 feet to an iron pin, joint rear corner of Lots 9 and 10; thence N. 55-35 W. 72 feet to an iron pin, joint rear corner of Lots 8 & 9; thence along joint line of said lots, N. 34-25 E. 200 feet to an iron pin on the southerly side of Laurens Road; thence along the southerly side of said Road, S. 55-35 E. 72 feet to point of beginning.

Derivation: Deed Book _____, Page _____ - W & D Developers

IT is expressly understood that there shall be no prepayment by the Purchaser on the Mortgage installment payments mentioned heretofore.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
J. A. SENICK, JR.
MORTGAGOR

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 Mortgagee 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 Mortgagee 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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