

Mortgagee's Address: 32 Stono Court, Greenville, S. C.
MORTGAGE OF REAL ESTATE—Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

LEATHERWOOD WALKER TODD & MANN

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, CHARLES H. PATRICK, JR. AND NANCY H. MCCONNELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto BETTY C. PAULOS

(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 00/100-----Dollars (\$ 62,000.00)---due and payable in monthly installments of Six Hundred Seventy Two and 94/100 Dollars (\$672.94) each, commencing January 15, 1980, and continuing on the 15th day of each successive month until paid in full

with interest thereon from date at the rate of --11----- per centum per annum, to be paid: monthly, commencing January 15, 1980.

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, the Mortgagee's heirs, 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 Greenville, and being known and designated as Lot No. 9 of a subdivision known as Stone Lake Heights, Section III, as shown on a plat of a part thereof prepared by Piedmont Engineering Service, dated October 1, 1958, and recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Page 97, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern edge of Stono Drive, at the joint front corner of Lots Nos. 8 and 9, and running thence along the joint line of said lots, S. 66-54 E. 183.9 feet to an iron pin at the joint rear corner of said lots; thence N. 17-21 E. 136.5 feet to an iron pin at the joint rear corner of Lots Nos. 9 and 10; thence along the joint line of said lots, following a 10 foot drainage easement, N. 70-30 W. 171.7 feet to an iron pin on the Eastern edge of Stono Drive; thence along the Eastern edge of Stono Drive, S. 22-18 W. 125 feet to the point of beginning.

This is subject to recorded easements and rights-of-way for installation and maintenance of utilities and to drainage easements on the recorded plat, and restrictions in Deed Book 632 at Page 41.

BEING the same property conveyed to the Mortgagors herein by deed of Betty C. Paulos, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1115 at Page 766.

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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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