

FILED  
GREENVILLE S. C.

Real Estate Mortgage

REC'D 4 02 PM '79

REC: 1490 1303

STATE OF SOUTH CAROLINA

RONNIE E. SANDERSLEY  
R.M.C.

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 3rd day of December, 19 79, by Nathan Thomas Crocker, III, & Peggy D. Crocker hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Forty Thousand One Hundred Twenty-Five and No/100 (\$40,125.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 180 consecutive monthly instalments of Five Hundred Sixty-One and 58/100----- (\$561.58) Dollars each, the first instalment being due January 15, 19 80, and the remaining instalments are due on the 15th day of each month thereafter.

NOW KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL that lot of land situate on the Southeast side of Ponderosa Road in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 15 on plat of Section C-1 of Gower Estates, made by Dalton & Neves, Engineers, July 27, 1963, recorded in the RMC Office for Greenville County, S. C. in Plat Book YY, Page 112, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Ponderosa Road at joint front corner of Lots 15 and 16 and runs thence along the line of Lot 16, S. 32-38 E., 252 feet to an iron pin; thence S. 10-22 W., 200.4 feet to an iron pin; thence S. 63-00 W., 107 feet to an iron pin; thence N. 22-47 W., 124.8 feet to an iron pin; thence N. 15-34 W., 300 feet to an iron pin on the Southeast side of Ponderosa Road; thence along Ponderosa Road following the curve thereof (the chord being N. 70-03 E., 70 feet) to an iron pin; thence still with the curve of Ponderosa Road (the chord being N. 63-11 E., 65 feet) to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Conyers & Gower, Inc., dated October 28, 1963, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 737, at Page 245, on December 2, 1963.

SC10 1303

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 16.00

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

0.80

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