

FILED
 COUNTY OF GREENVILLE }
 STATE OF SOUTH CAROLINA }
 COUNTY OF Greenville } 2 00 PM '80
 DEEDS & RECORDS
 GREENVILLE, S. C.

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

WHEREAS, G. Caroline Sandzen

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Bethany J. Schilling

(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

Fourteen thousand two hundred seventy-eight Dollars (\$ 14,278.70) ~~and 70/100~~
 and 70/100

Interest on this loan is due and payable in 24 equal, consecutive monthly installments of \$130.89, commencing April 1, 1980, and continuing thereafter until paid in full. Principal balance of loan is due and payable on or before March 26, 1982

with interest thereon from date at the rate of 11% per centum per annum, to be paid: monthly

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

ALL that certain piece, parcel, or unit, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Unit No. 8-E of TOWN PARK of Greenville, S. C., Horizontal Property Regime, as is more fully described in Master Deed dated June 5, 1970, recorded in the RMC Office for Greenville County in Deed Volume 891, at Page 243; as amended by Amendment to Master Deed recorded July 15, 1971, in Deed Volume 920, at Page 305, and survey and plot plans recorded in Plat Book 4-G, at Pages 173, 175, and 177, as amended by Master Deed recorded in Volume 987, at Page 349.

This is the same property conveyed to the Mortgagor herein by deed of Frank Wilton Jones, dated March 26, 1980, and recorded in Deed Volume 987, at Page 349, herewith.

Mortgagee's address: c/o 4-C Hanover House
 Colony Square Condominium
 Atlanta, Georgia 30361

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.

1980 OCT 14 11 27 AM '80 C74

REC'D

4328 RV-2