

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



BOOK 1500 PAGE 100

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

WHEREAS, We Patricia A Maddox and Shirley Putman

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

Termplan Inc.  
1421 B Laurens Rd. Greenville S.C. 29606

(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 ~~9999.08~~ Nine Thousand-nine hundred ninety one and eight cents.

Dollars (\$ 9991.08 ) due and payable

in forty eight (48) monthly installments of two hundred-eight dollars (208.00) each, commencing of the 23rd day of April 1980, due and payable on the 23rd day of each month thereafter until paid in full.

with interest thereon from 3-21-80 at the rate of 18.00 per centum per annum, to be paid:

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

All that piece, parcel or lot of land with buildings and improvements thereon, situate lying and being in the county of Greenville State of South Carolina, on the south eastern side of Staunton Bridge Road, and being known and designated as Lot No. 25 on Platt entitled Staunton Court, prepared by Piedmont Engineers and Architects, dated June 1966, recorded in the RMC Office for Greenville County, South Carolina in Platt Book "PPP", At page 41, and having according to said Plat the following metes and bounds, to-wit:

Beginning at an iron pin on southeastern side of Staunton Bridge Road at the joint front corner of lots 24 and 25 and running thence with the common line of said lots S. 37-03E, 125.0 feet to an iron pin, thence N. 51-07 E. 155.5 feet to an iron pin at the joint rear corner of Lots 25 and 26, thence with the common line of said lots N. 39-35W. 120.0 feet to an iron pin on the southeastern side of Staunton Bridge Road, thence with said Road S. 52-57 W. 150.0 feet to the point of beginning.

This conveyance is subject to all restrictions, setlines, roadways, zoning ordinances, easements and right of ways, if any, affecting the above described property.

This is the same property conveyed to the Grantor herein by deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1021, page 247.

**Derivation**

This is the same property conveyed to Calvin Coleman from W.N. Leslie Inc. and recorded on 10/19/66 in Volume 808 page 29.

W. N. LESLIE INC.  
28 OCT 1980

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 is 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.

4328 RV-2