

GREENVILLE CO. S. C.
JUL 11 1980 PM '80
DONN HERSLEY
R.M.C.

BOOK 1507 PAGE 79
P.O. Box 1063
GREENVILLE, S.C.
29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, RONALD R. BROOKMAN and
JUDITH B. BROOKMAN
(hereinafter referred to as Mortgagor) is well and truly indebted unto
MURIEL M. WALLACE

(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 **SEVENTY THOUSAND Dollars (\$ 70,000.00) interest only**

through December 30, 1980; the balance to be due and payable in 54 monthly installments of \$720.03 each, beginning January 1, 1981, with payment in like amount on the same day of each month thereafter, with any unpaid balance then owing to be paid contemporaneously with the last of said payments, with interest thereon from date at the rate of 12% per centum per annum, to be paid: Borrowers reserve the right to anticipate in full or in part at any time without penalty

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, being shown and designated as Lot 7 on a Plat of CHANTICLEER, Section II, recorded in the RMC Office for Greenville County in Plat Book JJJ, at Page 71, and having, according to a more recent survey by Freeland & Associates, dated June 23, 1980, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of E. Seven Oaks Drive, joint front corner of Lots 7 and 8, and running thence with the common line of said Lots, N 37-22 E, 157.3 feet to an iron pin; thence with the rear line of Lot 7, S 47-19 E, 120.0 feet to an iron pin, joint rear corner of Lots 6 and 7; thence with the common line of said Lots, S 35-11 W, 144.3 feet to an iron pin on the northeastern side of E. Seven Oaks Drive; thence with said Drive, N 54-49 W, 32.4 feet to an iron pin; thence continuing with said Drive, N 53-06 W, 92.6 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Muriel M. Wallace, dated July 3, 1980, to be recorded simultaneously herewith.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA
JUL 11 1980
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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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