

MORTGAGEES ADDRESS: R+3

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Taylor, S.C.

STATE OF SOUTH CAROLINA

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COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

P.O. Box 126

Greer, S.C. 29651

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CO. S. C.

OCT 2 2 29 PM '80

WHEREAS, JAMES A. AKSAMIT and PAULA A. AKSAMIT,

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

HAROLD GILREATH and HELEN GILREATH, their heirs and assigns,

(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

ELEVEN THOUSAND, TWO HUNDRED, FIFTY AND NO/100ths Dollars (\$11,250.00) due and payable in 60 monthly installments of \$238.44 each on the 15th day of each month, beginning November 15, 1980, and continuing until principal and interest have been paid in full. Said payments shall be applied first to interest, balance to principal. Purchasers shall have privilege of anticipation without penalty.

with interest thereon from date at the rate of 10.00 per centum per annum, to be paid: monthly as aforesaid,

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, in Chick Springs Township, consisting of the northwesterly portion of Tract #4 as shown on a plat of property of the J. M. Wood Estate, recorded in Plat Book HH at Page 107 and containing 2.83 acres, more or less, according to a plat entitled, "Property of James A. & Paula A. Aksamit", prepared by Gould & Associates, Surveyors, dated August 21, 1980 to be recorded herewith. The subject property fronts on the southwesterly side of Woods Road at the point of its intersection with Robinson Road. Reference is hereby made to the later mentioned plat for a more specific description of the subject property.

THIS IS the identical property conveyed to the Mortgagors by the Mortgagees to be recorded of even date herewith, and this mortgage is given to secure a portion of the purchase price of said property.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$ 64.52  
PR. 10/18

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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