

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, WE, BRYAN W. STEFFE and ESTHER P. STEFFE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE CLINE COMPANY, INCORPORATED

(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

TWENTY THOUSAND ----- Dollars (\$ 20,000.00) due and payable
\$300.00 plus interest on the 1st day of December, 1980 and a like amount on the 1st day of each and every month thereafter up to and including October 1, 1988 with the entire balance being due and payable on November 1, 1988.

with interest thereon from date at the rate of ten (10%) 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, 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, in Paris Mountain Township, lying on the northwesterly side of Norwich Drive, and being shown and designated as Lot # 9 of Buxton Subdivision, plat book 4 N, pages 2-4, and having the following metes and bounds:

Beginning at an iron pin on the northwesterly side of Norwich Drive, joint front corner of lots 9 and 10, and running thence along the common boundary of said lots N. 52-38 W. 157.0 feet to an iron pin; thence N. 34-58 E. 116.0 feet to an iron pin; thence S. 54-05 E. 161.8 feet to an iron pin on Norwich Drive; thence along Norwich Drive S. 37-22 W. 120.0 feet to an iron pin the point of beginning.

This is the same lot conveyed to mortgagors by Josef Strasser by deed of even date herewith to be recorded.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
\$ 08.00

Mortgagee's address:

600 Buncombe Street
Greenville, S. C. 29601

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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