

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

S. C. MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

RSLEY

WHEREAS, I, Joseph B. Stevens

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jerome K. Jay, Jr.

(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

Five Hundred and No/100 - - - - - Dollars (\$ 500.00 ) due and payable

\$100.00 per month until paid in full, with the first payment to commence January 4, 1981 and to continue at the rate of \$100.00 per month until paid in full.

with interest thereon from - - - - - at the rate of NONE per centum per annum, to be paid: - - - - -

WHEREAS, the Mortgagee 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 Mortgagee in hand well and truly paid by the Mortgagor 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 situate on the Southwest side of First Avenue, near the City of Greenville and being shown as Lot 29, Section 1 of subdivision of Village Houses of F. W. Poe Mfg. Co. recorded in the RMC Office for Greenville County in Plat Book Y, at pages 26-31, inclusive, and having, according to said plat, the following metes and bounds, to wit

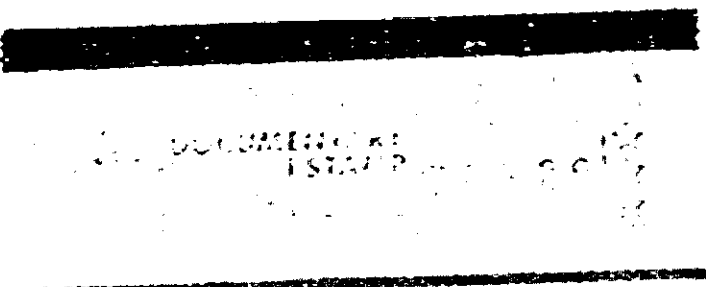
BEGINNING at iron pin on Southwest side of First Avenue at joint front corner of Lots 28 and 29 and running thence along line of Lot 28, S. 49-0 W. 101 feet to iron pin; thence N. 41-05 W. 75 feet to iron pin; thence along line of Lot 30, N. 49-0 E. 100.8 feet to iron pin on Southwest side of First Avenue; thence along First Avenue, S. 41-14 E. 75 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by the Mortgagee, Jerome K. Jay, Jr. by deed of even date and recorded simultaneously with this mortgage.

Mortgagee Address:

116 West Earle Street,  
Greenville, SC 29609

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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 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 seised 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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