

MORTGAGE OF REAL ESTATE -
GREENVILLE CO. S. C.

BOOK 1532 PAGE 467

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

FEB 12 3 19 PM '81
DANNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RUSSELL C. LASH AND ORPHA J. LASH

(hereinafter referred to as Mortgagor) is well and truly indebted unto IDA L. BOLONKIN

(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

ONE HUNDRED SIXTY THOUSAND AND NO/00 -----Dollars (\$160,000.00) due and payable

In one hundred nineteen (119) monthly installments of \$1,287.40 each, beginning March 12, 1981, with a balloon payment of \$143,086.77 due on February 12, 1991 as the 120th and final payment. Mortgagor shall have right of prepayment without penalty.

with interest thereon from date at the rate of nine--- 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, 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, on the southern side of Lake Circle Road, being the major portion of Lot No. 10, Section C, of Paris Mountain Land Company and having according to a survey by Carolina Engineering and Surveying Company dated June 19, 1967, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RRR at Page 33, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Lake Circle Road at the joint front corner of Lots Nos. 10 and 11 and running thence with the common line of said lots, S. 29-0 E. 376.0 feet; thence S. 40-45 W. 15.9 feet; thence a new line through Lot No. 10, N. 67-08 W. 402.8 feet to a point at the joint front corner of Lots Nos. 9 and 10 on the southeastern side of Lake Circle Road; thence with the southeastern side of said road, N. 16-40 E. 76.5 feet to a point; thence continuing with the southeastern and southern side of said road, N. 59-10 E. 200.1 feet to the point of beginning;

This is the identical property conveyed to the mortgagor by deed of Ida L. Bolonkin, to be recorded of even date herewith.

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 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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