

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

200:1537-209

MORTGAGE OF REAL ESTATE

APR 5 12 55 PM '81 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNE J. TAMMERSLEY
R.M.C.

WHEREAS, Caroline D. Ward

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carlos P. Garner

(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 Two Thousand and No/100-----

-----Dollars (\$ 22,000.00) due and payable

AS STATED IN NOTE OF EVEN DATE.

with interest thereon from date hereof at the rate of --12-- per centum per annum, to be paid: Semi-Annually.

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 Cleveland Township, known as Lot 234 and the strip behind same on Map #2 of Pioneer Park recorded in Plat Book G at Page 82, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Lake Road at the joint front corner of Lots 234 and 235, which iron pin is situate 144.8 feet northwest of the intersection of River Road, and running thence along the northeastern side of Lake Road, N. 44-37 W. 65 feet to an iron pin; thence continuing with said road, N. 24-10 W. 50 feet to an iron pin at the corner of Lot 233; thence with said lot, N. 61-15 E. 162.8 feet to an iron pin; thence continuing on the same course, 30 feet, more or less, to an iron pin in the center of the branch; thence following the line of the branch, approximately S. 27-34 E. 85 feet, more or less, to an iron pin at the corner of property of T. Max Lawton, et al; thence along the line of said property, S. 67-0 W. 35 feet, more or less, to an iron pin at the joint rear corner of Lots 235 and 234; thence with the line of Lot 235, S. 50-43 W. 150 feet to the point of beginning. Said property being described according to a plat more recently made of the property of Charles W. and Jean J. Spence by T. C. Adams, dated June 19, 1955.

Also secured by the terms of this certain mortgage is the Stock Certificate in Lakemont Colonies, Inc. which is being transferred by deed and execution of the Stock Certificate.

This being the same property conveyed to the Mortgagor by deed of Carlos P. Garner of even date to be recorded herewith.

Mortgagee's Mailing Address: 119 St. Augustine Drive
Greenville, S. C. 29615

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RECORDED
APR 5 1981
GREENVILLE, S.C.

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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