

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

REC'D  
MAY 10 36 AM '81  
JENNERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MILTON J. STRIEF OR GLORIA J. STRIEF, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (hereinafter referred to as Mortgagor) is well and truly indebted unto ANTHONY W. ABERCROMBIE AND BONNIE F. ABERCROMBIE

P.O. Box 308  
Mauldin SC 29662

(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

Nineteen thousand two hundred fifty and no/100 ----- Dollars (\$ 19,250.00 --) due and payable

In equal monthly payments of \$276.18 each, amortized over 10 years, with a balloon payment due after 5 years; the first payment being due thirty days from date of note and each subsequent payment due on the same day of each month thereafter.

MORTGAGOR HAS THE RIGHT TO TRANSFER AND PREPAY WITHOUT PENALTY.

with interest thereon from date at the rate of twelve 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, 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, shown and designated as Lot 5 on plat of Hearthstone Estates, recorded in Plat Book 7C at page 71 on October 16, 1979, in the RMC Office for Greenville County; and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Bainbridge Court and running thence along the common line of Lots 4 and 5, S. 86-09 W. 470.6 feet to an iron pin; thence turning and running N. 15-20 E. 435.4 feet to an iron pin; thence turning and running along Lodgewood Trail as follows: S. 59-41 E. 189.6 feet; S. 59-41 E. 86.6 feet; and S. 59-41 E. 116.9 feet to an iron pin on Bainbridge Court; thence turning and running along said Court as follows: S. 28-47 E. 42.9 feet; and S. 2-06 W. 152.4 feet to the point of BEGINNING.

This is the identical property conveyed to the mortgagor by deed of Anthony W. Abercrombie and Bonnie F. Abercrombie, to be recorded of even date herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
MAY 10 1981  
R.M.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 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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