

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
11 23 AM '81
ANNERSLEY
P.M.C.

BOOK 1541 PAGE 97

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

WHEREAS, Gary Jones, Louis Valente and John F. DeLeo, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Michel A. Vandekerkhove

(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-one thousand and 00/100

Dollars (\$ 21,000.00) due and payable

as set out under the terms of said note of even date

with interest thereon from date at the rate of twelve per centum per annum, to be paid:
(12)

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, situate on East North Street in the City of Greenville as will appear by reference to that Plat prepared by Carolina Surveying Company dated May 11, 1981, and recorded in the RMC Office of Greenville County in Plat Book 80 at Page 75 and being more particularly described as follows:

BEGINNING at a point on the southern side of said Street at the east corner of the intersection of said Street with an 8 foot alley which point is 62 feet east of the intersection of Pettigru Street and East North Street and runs thence along the east side of said alley S. 9-13 E. 115.5 feet to an iron pin; thence S. 73-48 E. 65 feet to an iron pin or near Richland Creek; thence N. 38-38 W. 35.8 feet to an iron pin; thence N. 19-31 W. 124.5 feet; thence N. 35-45 W. 9 feet to East North Street; thence along said Street S. 70-04 W. 60 feet to the beginning corner. Less however, such portion of the within described property as may have been conveyed by C. E. Seawright by virtue of a boundary line agreement recorded in Deed Book 329 at Page 109 in the RMC Office for Greenville County.

This property is conveyed subject to any easements, restrictions and rights-of-way of record and on the ground affecting said property.

This is the same property conveyed to Mortgagor by deed of even date, by Michel A. Vandekerkhove.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
\$ 08.40
NOV 23 1981

4. OCT

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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