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2-16-81
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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

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WHEREAS, JOHN W. MOORE AND YVONNE W. CELIO

(hereinafter referred to as Mortgagor) is well and truly indebted unto LIFE STYLE HOMES, INC.

(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

THREE THOUSAND AND NO/00 ----- Dollars (\$ 3,000.00) due and payable

NINETY DAYS FROM DATE OF THIS MORTGAGE; INTEREST AT 10% TO ACCRUE AFTER 90 DAYS IF NOT PAID IN FULL.

with interest thereon from as above at the rate of ----- 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, known and designated as Lot 161 on plat of Pebblecreek, Phase I, recorded in the RMC Office for Greenville County in Plat Book 5D at page 2, and by a more recent plat of "Property of John Moore and Yvonne Celio," prepared by Freeland and Associates on June 29, 1981, recorded in Plat Book 8-P at page 79, in the RMC Office for Greenville County; and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Pebblecreek Drive and running thence along said Drive, S. 19-31 E. 37.66 feet to an iron pin on Blackberry Drive; thence running along said Drive S. 7-08 E. 105.0 feet to an iron pin; thence turning and running along the common line of property now or formerly belonging to Ellen Batson Roberts, S. 82-52 W. 170.0 feet to an iron pin at the rear of lot; thence running N. 7-08 W. 25.0 feet to an iron pin; thence continuing N. 36-50 W. 31.0 feet to an iron pin; thence turning and running along the common line of Lots 161 and 162, N. 55-52 E. 198.75 feet to the point of BEGINNING.

This mortgage is third in lien to that mortgage given by the mortgagors to First Federal Savings and Loan Association on June 30, 1981 in the amount of \$68,400.00 and a second lien given to First Federal Savings and Loan Association in the amount of \$18,600.00 on June 30, 1981, both to be recorded of even date herewith. This is the identical property conveyed to the mortgagors by deed of Life Style Homes, Inc., to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP
JUL 1 1981
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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 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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