

146 deed Blvd
1207 657
Donnell, Va 24541

MORTGAGE OF REAL ESTATE -

BOOK 1547 PAGE 861

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

FILED
CO. S. C.
JUL 24 11 19 AM '81
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thirty Four Harbor Town Associates, A General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto Stephen F. Robinson

(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 Eleven Thousand and no/100-----

Dollars (\$ 11,000.00) due and payable

in equal monthly installments of One Hundred Ten and no/100 Dollars (\$110.00) to be applied to interest only.

with interest thereon from August 1, 1981 at the rate of twelve (12%) per centum per annum, to be paid: September 1, 1984.

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.

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the northern side of Stanley Drive, near the City of Greenville, being shown as Unit 34 on plat of Harbor Town, recorded in the RMC Office for Greenville County in Plat Book 5P, at Pages 13 and 14, and being more particularly described as follows:

Beginning at a point at the joint corner of Units 34 and 33 and thence running N39-57 E, 21.4'; thence turning and running S 50-03 E, 68.6'; thence turning and running S 39-57 W, 21.4'; thence turning and running N 50-03 W, 68.6' to the point of Beginning.

The foregoing conveyance is subject to the terms of that Declaration of Covenants, Conditions and Restrictions, executed by Harbor Town Limited Partnership on January 26, 1976, and recorded in the R.M.C. Office for Greenville County, S. C., on February 6, 1976 in Deed Book 1031 at Page 271.

This is the same property which the mortgagor herein received by general warranty deed of Stephen F. Robinson dated July , 1981, and recorded in the Greenville County R. M. C. Office in Deed Book 1152 at page 336 .

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUL 24 '81
TAX
PB 11218
E O A. 40

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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