

X

John Lanford  
Route #7, Round Hill Road  
Greenville, South Carolina 29609  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
ALL WHOM THESE PRESENTS MAY CONCERN:

GR: ...  
DEC 22 4 42 PM '81  
JOHN C. LANFORD  
MORGERSLEY

WHEREAS, Morgan A. Kutzner

(hereinafter referred to as Mortgagor) is well and truly indebted unto John C. Lanford

(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 Ten Thousand and no/100 Dollars

Dollars (\$ 10,000.00 ) due and payable  
In monthly installments of \$212.48 commencing one month from even date herewith and continuing on the same day of each month thereafter until fully paid, with the right of prepayment at anytime, any portion or amount without penalty.

with interest thereon from date at the rate of 10% per centum per annum, to be paid: per term of said note.

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 certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 5 of Block A, according to plat of property of Mountainview Land Company recorded in Plat Book A, at pages 396 and 397, and being more particularly described according to survey and plat by Pickell & Pickell, Engineers, dated July 3, 1945, as follows:

BEGINNING at a stake on the west side of the Buncombe Road, joint front corner of Lots Nos. 4 and 5; thence with the line of said Lots S. 68 W, 181 feet to a stake on a 10 feet alley; thence with said alley N. 22 W. 50 feet to a stake; thence with the line of Lot No. 6, N. 68 E. 180 feet to a stake on said road; thence with said road, S. 22 E. 50 feet to the point of beginning.

This being the same property conveyed unto the mortgagor by deed of John C. Lanford executed and recorded of even date herewith.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
DEC 22 1981  
\$ 1.00  
23 12 18

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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