

12 12 1984
MORTGAGE OF REAL ESTATE -

200-1507 page 140

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONALD A. ELGIN and TERESA M. ELGIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto DANA MARIE ROGERS WILLIAMSON and SHERRY LEE ROGERS,

(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 Forty Thousand and No/100-----

Dollars (\$40,000.00) due and payable

In annual installments of Five Thousand and No/100 (\$5,000.00) Dollars commencing March 22, 1984, and Five Thousand and No/100 (\$5,000.00) Dollars on the 22nd day of each and every year thereafter until paid in full.

with interest thereon from March 22, 1984 at the rate of 16.00% per centum per annum, to be paid: Annually

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 situate, lying and being in Chick Springs Township, near the City of Greenville and having, according to survey of Dalton & Neves, June , 1946, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Hall Road joint corner of property now or formerly owned by Mrs. M.A. Bryant and Lee Hall and running thence N. 52E. 206.42 feet to an iron pin; thence N. 60-55 W. 101 feet to an iron pin; thence S. 49W. 190 feet to an iron pin on the north side of Hall Road; thence with said road, S. 60-15 E. 30 feet to a stake; thence continuing with said road, S. 48 E. 59 feet to the point of beginning.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in Chick Springs Township, Greenville County, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Hall Road and running thence N. 49 E. 190 feet; thence N. 60-55 E. 101 feet; thence S. 45-21 W. 186.6 feet to an iron pin on Hall Road, S. 60-15 E. 89 feet to the point of beginning.

ALSO: ALL that piece, parcel or lot of land lying and being on the northwestern side of Paris Mountain Farms, recorded in Plat Book N at Page 13, and being more particularly described as follows:

BEGINNING at an iron pin on the northwestern side of Paris Mountain Road, at the joint front corner of Lots 1 and 2, and running thence with line of Lot 2, N. 41-30 W. 157 feet to pin; thence S. 3-45 W. 243 feet to pin on the northwestern side of Paris Mountain Road, N. 38-35 E. 94.5 feet to a point; thence continuing with the northwestern side of said road, N. 48-30 E. 78 feet to the beginning corner.

See attached schedule for continuation of property description- - - - -

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR-282 TAX \$16.00
RECEIVED

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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