

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEY

WHEREAS, CHARLOTTE M. MEREDITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto STERLING C. A. OLDT AND JANETTE D. OLDT

(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-four thousand nine hundred fifty and no/100-----

Dollars (\$44,950.00-) due and payable

in equal monthly installments of \$428.07 for sixty (60) months, due and payable the first day of each month, the first payment being due August 1, 1982, and the last monthly payment being due July 1, 1987, with the balance of \$43,675.43 to be paid at that time as a balloon payment.

with interest thereon from date at the rate of 11 per centum per annum, to be paid: monthly, as above.

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, in the Town of Mauldin, being known and designated as Lot 77 on a plat of Bishop Heights, recorded in Plat Book BBB at Page 171 of the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern edge of Garrett Street, joint front corner of Lots 77 and 78 and running thence with the joint line of said lots, N. 64-18 W., 200 feet to an iron pin on the rear lot line of lot 92; thence with the line of lot 92, S. 25-42 W., 111.98 feet to an iron pin on the northeastern edge of Bishop Drive; thence with the edge of Bishop Drive, S. 55-13 E., 172.54 feet to an iron pin at the intersection of Bishop Drive and Garrett Street; thence with the curve of said intersection, N. 75-14 E., 38.9 feet to an iron pin on the northwestern edge of Garrett Street; thence with the northwestern edge of Garrett Street, N. 25-42 E., 113.96 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Sterling C. A. Oldt and Janette D. Oldt to be recorded of even date herewith.

It is specifically understood and agreed that this mortgage may not be assumed under any circumstances. If, at any time, a part or all of the property listed under the mortgage is sold, the outstanding balance then due on the mortgage shall become immediately due and payable.

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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 roots, 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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