

FILED  
AUG 27 2 27 PM '82  
DONNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Micheal R. Stanton and Donna J. Stanton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Evelyn M. Stanton Segee

(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 Eight Thousand Five Hundred and no/100 Dollars (\$ 8,500.00 ) due and payable

at the rate of \$125.00 per month beginning the first (1st) day of September and continuing each month thereafter until fully paid

with interest thereon from August 26, 1982 at the rate of 10% per centum per annum, to be paid: monthly

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, on the southwestern side of Gardenia Drive, and being known and designated as Lot No. 61 according to a plat entitled Cedar Lane Gardens, prepared in August of 1955, and recorded in the Greenville County R.M.C. Office in Plat Book GG at Page 139, with reference to said plat being hereby craved for the metes and bounds description of said lot.

THE above described property is the same acquired by the Mortgagors by deed of Edward V. Richards and Ruth E. Richards, recorded March 21, 1979 in the Greenville County R.M.C. Office in Deed Book 1098 at Page 963.

THIS property is hereby conveyed subject to all rights-of-way, easements, conditions, public roads, restrictive covenants and zoning ordinances affecting the subject property.

THIS Mortgagors herein do hereby covenant and represent unto the said Mortgagee, her heirs and assigns, that they are fully seized in fee of the property above described, and that they property is free from all encumbrances except a mortgage to Carolina National Mortgage Investment Co., Inc. recorded in the Greenville County RMC Office on May 10, 1978 in Mortgage Book 1431, at page 627 and having an original balance of \$28,500.00.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 02.40

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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