

MORTGAGE OF REAL ESTATE - OFFICE OF WILLIAMS & HENRY, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
SEP 28 4 55 PM '82  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN;

WHEREAS, Larry L. Pace, Jr. and Tommie Ann Pace

(hereinafter referred to as Mortgagor) <sup>are</sup> well and truly indebted unto Maude W. Shaw

(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 the following manner: \$164.25 shall be paid on November 1, 1982, and a like sum shall be paid on the same date in each succeeding month thereafter until the aforesaid indebtedness, together with accrued interest, shall be paid in full, all payments to be applied first to interest with the balance, if any, to principal, interest thereon from date at the rate of 13% 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, the Mortgagee's heirs, successors and assigns:

~~All that certain piece, parcel, or lot of land, with all improvements thereon, as hereafter more particularly described, situate, lying and being in the County of South Carolina, County of Greenville.~~

ALL that certain piece, parcel, or lot of land, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, being about three (3) miles west of the City of Greenville, off White Horse Road, and fronting a new cut Street, to-wit, West Boulevard:

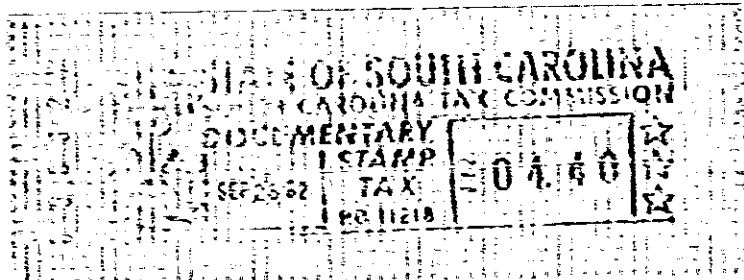
BEGINNING at a point on West Boulevard at an iron pin at joint corner of tract of land now owned by said Claude Melvin Shaw, Jr.; thence, running S. 11-48 E. 100 feet to an iron pin at the rear joint corner of said tract of Claude Melvin Shaw, Jr.; thence, running in a southwest direction 70 feet to an iron pin; thence running in a northwest direction 100 feet to an iron pin on West Boulevard; thence, running N. 78-05 E. 70 feet back to the beginning corner.

ALSO, all that certain piece, parcel, or lot of land, situate, lying, and being in Greenville Township, Greenville County, State of South Carolina, located on the south side of West Boulevard near the intersection of West Boulevard and the White Horse Road, and being a lot bounded on the north by West Boulevard, and on all other sides by lands of A. W. Harvey. Said lot being more particularly described as follows:

BEGINNING at an iron pin on the south side of West Boulevard, which pin is S. 78-12 W. 155 feet from the southwest corner of West Boulevard and White Horse Road, and running thence with the south side of West Boulevard, S. 78-12 W. 70 feet to an iron pin; thence S. 11-48 E. 100 feet to an iron pin; thence, N. 78-12 E. 70 feet to an iron pin; thence, N. 11-48 E. 100 to the point of beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Mortgagee herein of even date herewith and which said instrument is being recorded simultaneously with the recording of the within instrument.

The within mortgage is a purchase money mortgage.



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.