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Greenville 29615

MORTGAGE OF REAL ESTATE - Offices of Larry R. Patterson, Attorney at Law, Greenville, S.C.

GREENVILLE CO. S.C.

Nov 10 3 22 PM '82

DONNIE S. FANKERLEY
MORTGAGE
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Theodore M. and Carol Ann Peters
Evans (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Theodore Roosevelt Evans

(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

Twenty nine thousand three hundred ----- DOLLARS (\$ 29,300.00),
with interest thereon from date at the rate of 10.00 per centum per annum, said principal and interest to be repaid: in quarterly installments of 825.00 , the first becoming due and payable on 6-1-84 and like installments being paid each quarter thereafter.

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:

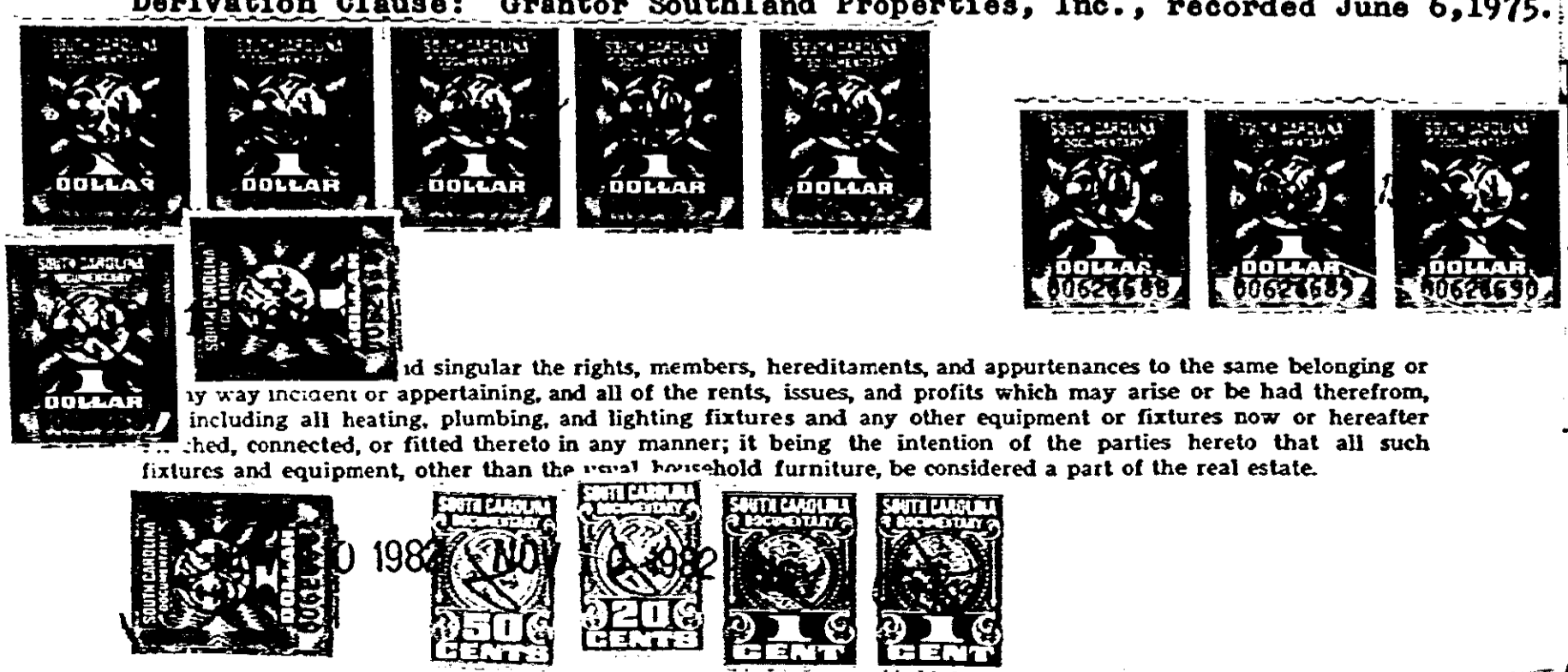
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 the State of South Carolina, County of Greenville, being known and designated as Lot 18 of a subdivision known as River Downs according to plat thereof dated July 17, 1974, recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Pages 75 and 76 and having, according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Morgan Court, joint front corner of Lots 18 and 19 and running thence with the joint line of said lots S. 3-41 E. 289.19 feet to an iron pin on the bank of a branch which is the rear property line; running thence along the branch as the line, the chord of which is S. 75-35 W. 260 feet to an iron pin, the joint rear corner of Lot 17 and 18; thence with the joint line of said lots, N. 19-33 E. 387.53 feet to an iron pin on the southern side of Morgan Court, joint front corner lots 17 and 18, thence with the southern side of Morgan Court S. 75-00 E. 36 feet to an iron pin; thence continuing with the southern side of Morgan Court, S. 86-00 E. 56 feet to an iron pin; thence continuing with Morgan Court, N. 84-00 E. 13 feet to the point of BEGINNING.
Derivation Clause: Grantor Southland Properties, Inc., recorded June 6, 1975.

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and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, including all heating, plumbing, and lighting fixtures and any other equipment or 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.

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