

203 Marjan Ct
Rte 8, Breh. Sc
29651

MORTGAGE OF REAL ESTATE -

REC-1537 PAGE 141

STATE OF SOUTH CAROLINA) FILED)
COUNTY OF GREENVILLE) CO. S. C.) MORTGAGE OF REAL ESTATE)
NOV 26 4 24 PM '82 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, FRANCES W. HART,

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES N. PADGETT,

(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 FIVE THOUSAND AND NO/100----- Dollars (\$5,000.00---) due and payable

in monthly installments of \$113.76 commencing on the seventh (7th) day of January, 1983, and continuing on the same day of each and every month thereafter until paid in full, but no later than five (5) years from date.

with interest thereon from date at the rate of 13.0% per centum per annum, to be paid: included in said installments

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced 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:

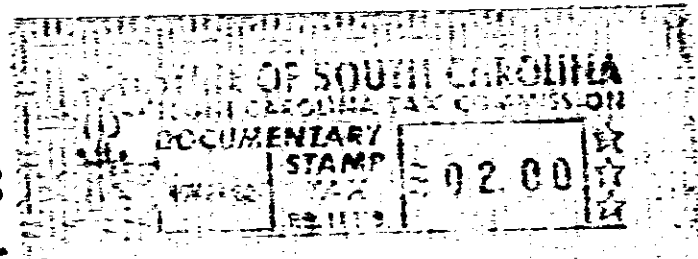
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the East side of a county road about five miles North of the Town of Greer, O'Neal Township, County and State aforesaid, and being known and designated as lot No. Three (3) of the W.M. and Helen W. Austin property as shown on plat prepared by J. Q. Bruce, Registered Surveyor, dated February 17, 1959, and which plat has been recorded in the RMC Office for said county in Plat Book 00, page 222, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of said road at the joint front corner of lots No. 2 and 3 as shown on said plat, and running thence with the joint property line of said two lots S. 68-35 E. 252.5 feet to an iron pin at the joint rear corner of said two lots, thence S. 30-10 W. 75 feet to an iron pin, thence N. 74-45 W. 219.7 feet to an iron pin on the East side of said road, thence with the East side of said road N. 18-16 E. 100 feet to the beginning point.

This is the same property conveyed to the mortgagor herein by deed of Donald E. Watson dated September 12, 1967, and recorded September 2, 1975, in the RMC Office for Greenville County in Deed Book 1023, Page 559, and deed of James C. Hart dated November 24, 1982, and recorded November 26, 1982, in the RMC Office for Greenville County in Deed Book 1171, Page 912.

The above described property is subject to the restrictions as are more particularly set forth in Deed Book 538, Page 438 and Deed Book 607, Page 174.

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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 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.