

519 Poinsettia Dr., Simpsonville, SC 29681

MORTGAGE OF REAL ESTATE—Prepared by **HEEDY AND RILEY**, Attorneys at Law, Greenville, S. C.

BOOK **1587** PAGE **871**

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEED
DONOR
11 16 AM '82
R.M.C.
ANKERSLEY

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

WHEREAS, **WILLIAM A. SEEL, JR.** and **IRENE B. SEEL**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **LEONARD E. WILSON, JR.**,

(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-SIX THOUSAND and NO/1-0**----- Dollars (\$ **46,000.00**) due and payable in 300 equal monthly installments of **FOUR HUNDRED EIGHTY-FOUR & 49/100 DOLLARS (\$484.49)**, beginning January 1, 1983, with a late charge of five per cent (5%) due on any payment received after the 15th day of the month,

with interest thereon from _____ date _____ at the rate of **twelve** per centum per annum, to be paid: **monthly** (**12%**)

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, Greenville Township, being known and designated as Lot No. 8 on Melville Avenue, plat of which is recorded in Plat Book J, at page 13 in the R.M.C. Office for Greenville County, and having the following metes and bounds to-wit:

BEGINNING at an iron pin in Melville Avenue, joint corner of Lots Nos. 7 and 8 and running thence S. 65-30 E. 263.4 feet to the joint corner of Lots Nos. 7 and 8 in the rear; thence S. 34-04 W. 50 feet to the joint corner on rear line of Lots Nos. 8 and 9, N. 68-13 W. 248.1 feet to the joint corner of Lots Nos. 8 and 9 on Melville Avenue; thence with said Melville Avenue, N. 17-47 E. 62.5 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Leonard E. Wilson, Jr., of even date, to be recorded herewith.

***(9)** If all or any part of the property or an interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent, Mortgagee may, at Mortgagee's option for any reason, declare all the sums secured by this Mortgage to be immediately due and payable.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
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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 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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