

MORTGAGE OF REAL ESTATE -

BOOK 1593 PAGE 351

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
MORTGAGE OF REAL ESTATE  
CO. S. C.  
JAN 31 3 12 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, RICHARD W. WALLACE

(Hereinafter referred to as Mortgagor) is well and truly indebted unto

JOHNSON AND ASSOCIATES, INC. dba ASTRO MOBILE HOMES, 2400 N. Pleasantburg Drive,  
Greenville, S. C. 29609

(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 Five Thousand Two Hundred thirty one and 76/100

(\$25,231.76) ----- Dollars (\$ 25,231.76 ) due and payable  
in monthly installments of Three Hundred, Forty Four and 66/100 (\$344.66) Dollars, commencing  
March 1, 1983, to be applied first to interest and then to principal, and continuing on  
the same day of each month thereafter for one hundred eighty months until paid in full.

with interest thereon from date at the rate of 14½ 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;

ALL that certain piece, parcel or lot of land in the State of South Carolina, Greenville  
County, in Bates Township, about one-half mile from the Town of Marietta and being known  
and designated as Lot Number 7 of the property of Central Realty Corporation according  
to Plat of Record in the R.M.C. Office for Greenville County in Plat Book 0, at Page 39,  
reference to said Plat being craved for a more complete description.

THIS being the same property that was conveyed to the Grantor and his wife MARY M. WALLACE  
on April 23, 1946 as recorded in Deed Book M at Page 625. MARY M. WALLACE died in 1981  
and the estate was probated in Apartment 1663 at File 5, leaving the Grantor as sole Heir.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
JAN 25 1983  
\$ 10.12  
F3 11218

2 JAN 31 83 1061

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.