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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO S.C.

MORTGAGE OF REAL ESTATE

JUL 22 4 15 PM '88

ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. LAWRENCE
R.M.C.

WHEREAS, ROSS B. McCONNELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto RALPH H. PEDEN, JR. and PATRICIA P. DRESSLER, whose address is 1400 Dogwood Road, Snellville, Ga., 30278,

(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-Five Thousand and No/100----- Dollars (\$ 45,000.00) due and payable as per the terms of said note;

with interest thereon from _____ date _____ at the rate of Eleven per centum per annum, to be paid: as per the terms of said note.

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, known as Lot 83 of a subdivision of Augusta Circle, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book F at Page 23 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Tomassee Avenue, which iron pin is 50 feet in a northerly direction from the northwestern intersection of Tomassee Avenue and Winyah Street, and running thence along the line of Lot 82, N. 71-35 W. 150 feet to an iron pin; thence along the rear line of Lot 100, N. 21-35 E. 50 feet to an iron pin; thence along the line of Lot 84, S. 71-35 E. 150 feet to an iron pin on the western side of Tomassee Avenue; thence along the right of way of said avenue S. 21-35 W. 50 feet to the point of beginning.

ALSO: ALL that lot of land near the City of Greenville, in Greenville County, S.C., known as Lot 109, Section A, as shown on plat entitled "A subdivision for Woodside Mills, Greenville, S.C." recorded in the RMC Office for Greenville County in Plat Book W at Pages 111-117, inclusive. According to said plat, this lot is also known as No. 30 Third Street (Avenue) and fronts thereon 80 feet.

This being the same property conveyed to the Mortgagor by deed of the Mortgagees, to be executed and recorded of even date herewith.

As to the second parcel of property described hereinabove, the parties agree that the lien of this mortgage may be released from said property upon the payment of Ten Thousand and No/100 (\$10,000.00) Dollars by the Mortgagor to the Mortgagees.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
JUL 22 1988
STAMP \$12.00

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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