

FILED  
GREENVILLE S.C.

BOOK 1624 PAGE 329

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

SEP 6 9 37 AM '83  
MORTGAGE OF REAL ESTATE  
DONNE L. ... TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, GARY WAYNE LOZAR and SUSAN M. LOZAR

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROY A. TREMBLAY and LAVERNE T. TREMBLAY

(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 Thirty-Three Thousand and no/100-----

----- Dollars (\$ 33,000.00 ) due and payable  
in monthly installments of Two Hundred Eighty-Nine and 60/100 Dollars (\$289.60) commencing October 1, 1983 and Two Hundred Eighty-Nine and 60/100 Dollars (\$289.60) on the first day of each and every month thereafter until paid in full. date hereof at the rate of Ten (10%) per centum per annum, to be paid: Monthly with interest thereon from

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, City of Greenville, being known and designated as Lot No. 33, Augusta Road Hills, according to a plat thereof recorded in the RMC Office for Greenville County, SC, in Plat Book M, at Page 33, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Cammer Avenue, joint front corner of Lots 33 and 34 and running thence along the southeasterly side of Cammer Avenue, S. 42-10 W. 70 feet to an iron pin in the intersection of Cammer Avenue and Long Hill Street; thence around the curve of Cammer Avenue and Long Hill Street, the chord of which is S. 8-42 W. 40 feet and continuing S. 53-40 E. 40 feet to an iron pin on the northerly side of Long Hill Street; thence along the northerly side of Long Hill Street, w. 87-04 E. 133.5 feet to an iron pin; thence N. 42-10 E. 14.7 feet to an iron pin, joint rear corner of Lots 33 and 34; thence along the line of said lots, N. 47-50 W. 165 feet to an iron pin, the point of beginning.

Derivation: Roy A. Tremblay and Laverne T. Tremblay, Deed Book 1125, at Page 775, recorded sep. 6, 1983.

The mortgagors shall have the right to prepay any of the remaining indebtedness at any time or times without penalty.

RECORDED  
1983  
SEP 11 10 58 AM

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
13.20  
NO. 17215

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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