

20 Perrin St., Greenville, SC
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE VOL 1638 PAGE 678

TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED
GREENVILLE S.C.

DEC 5 4 15 PM '93

WHEREAS, Kenneth B. West and Lorena F. West
DUNN R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Emerson H. Ward

(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-five Thousand Dollars (\$ 35,000.00) due and payable

with interest thereon from per note at the rate of per note per centum per annum, to be paid: as per 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, in the City of Greenville, on the north-west side of Lockwood Avenue, being known and designated as Lot 69 as shown on a plat prepared by Woodward Engr. Co., dated September, 1955, entitled "Elletson Acres, Section A," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE, Page 16, and having, according to a more recent survey prepared by Piedmont Engineering Service, dated June 20, 1957, entitled "Property of Hugo Baldelli and Helen F. Baldelli," as recorded in the RMC Office for Greenville County in Plat Book NN, Page 109, such metes and bounds as are more fully shown thereon.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1201, Page 957, on December 6, 1983.

GCTO -----3 DE 6 83 057

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
DECEMBER 6 1983

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 Mortgagee 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 here. The Mortgagee 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

GREENVILLE OFFICE SUPPLY CO. INC.

3290

3290