

MORTGAGE OF REAL ESTATE  
MORTGAGEES' ADDRESS: 1033 272

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } 4 11 83  
DUNN  
R.M.C.

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

WHEREAS, MARIAN ELIZABETH STROBEL,

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES E. STROBEL and MARIAN M. STROBEL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

(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-EIGHT THOUSAND AND NO/100 ----- Dollars (\$ 28,000.00 ) due and payable

in the amortized payments of \$261.00 commencing one month from the date hereof, which payments will be applied first to interest at 9 1/2% per annum and the payments to principal to be due and payable 20 years from date.

with interest thereon from \_\_\_\_\_ at the rate of 9 1/2% 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 Mortgagee 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 \_\_\_\_\_

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 30-C of Sugar Creek Villas Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated September 15, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, on September 15, 1980, in Deed Book 1133 at Pages 365 through 436, inclusive and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 7-X, at Page 40, as amended by First Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime dated February 25, 1981, and recorded in the R.M.C. Office for Greenville County on February 26, 1981, in Deed Book 1143, at Pages 305 through 319 inclusive, as amended by Second Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime dated April 27, 1981, and recorded in the R.M.C. Office for Greenville County on August 28, 1981, in Deed Book 1154, at Pages 210 through 219, inclusive, as amended by Third Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime recorded in the R.M.C. Office for Greenville County on May 28, 1982, in Deed Book 1167, at Pages 654 through 660, inclusive, as amended by Fourth Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime recorded in the R.M.C. Office for Greenville County on June 11, 1982, in Deed Book 1168, at Pages 451 and 452, as amended by Fifth Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime recorded in the R.M.C. Office for Greenville County on May 6, 1983, in Deed Book 1187, at Pages 780 through 792, inclusive.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rightsofway which are a matter of public record and/or actually existing upon the ground affecting the above-described property.

This is a portion of the same property conveyed to the Mortgagor by deed as recorded in the R.M.C. Office for Greenville County in Deed Book 1182, at Page 195 on December 9, 1983.

Together with all and singular rights, incidents, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits, which may now 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 otherwise dispose of the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and keep in defense all and singular the said premises unto the Mortgagee, its heirs, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof

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