

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mortgagee Address:

J Lynn Hurst
Greenville, SC 29611

FILED MORTGAGE OF REAL ESTATE
GREENVILLE, S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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JOHN R. WINSLEY
R.M.C.

WHEREAS, RUSSELL A. CASSELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM M. DENDY, JR.

(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 SIXTEEN THOUSAND AND NO/100

Dollars (\$16,000.00) due and payable

In 180 consecutive monthly installments in the amount of One Hundred Eighty One and 86/100--(\$181.86) Dollars, inclusive of principal and the accrued interest thereon, commencing on the Fifteenth day of January, 1984, and continuing in like manner until said principal, together with all accrued interest, shall be paid in full; which, in any event, shall be on or before the Fifteenth day of December, 1998.

ELEVEN (11%) Monthly as above stated

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, being shown and designated as Lot 26, Block A, "Melrose Land Company" on plat recorded in the RMC Office for Greenville County, SC, in Plat Book A at page 157 (being a 50 x 146 x 50 x 146 foot property on Green Avenue Extension, formerly known as Melrose Avenue); the within referenced plat being craved for the specific metes and bounds as appear thereon.

Mortgagee herein agrees that this mortgage may be assumed by a subsequent purchaser of the within secured property at the same rate of interest, subject to reasonable credit approval by mortgagee.

This being the same property conveyed to mortgagor herein by deed of Mortgagee herein dated December 19, 1983, and recorded in the RMC Office for Greenville County, SC in Deed Book 1202 at Page 722 of even date herewith.

RECORDED
1 DE 19 83 1448

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
TAX \$ 08.40

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining and of all 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.

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