

MARCHBANKS, CHAPMAN, & HARTER, P.A. 111 TOY STREET, GREENVILLE, S.C. 29603

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
DEC 21 2 42 P.M. 1983
DUNN R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

William Joseph Regan

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Carolyn M. Regan

(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 Twelve Thousand Five Hundred and no/100-----
-----Dollars (\$ 12,500.00) due and payable

as provided in terms of note of even date

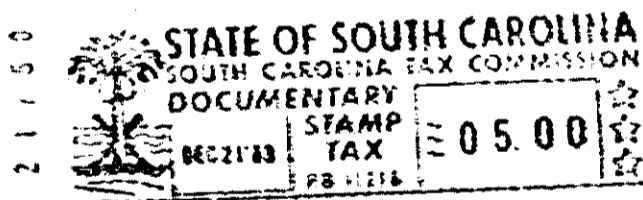
with interest thereon from date at the rate of 10% per centum per annum, to be paid twelve months from date

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 Greenville, Town of Simpsonville, being known and designated as Lot No. 7 of Subdivision known as PINE TREE, as shown by plat thereof, prepared by Piedmont Engineers and Architects, dated March 19, 1974, and recorded in Plat Book 5-D at Page 63 in the R.M.C. Office for Greenville County, South Carolina. Reference to said plat is hereby craved for a more particular description.

This being the same property conveyed to the Mortgagor and Mortgagee by deed of Builders & Developers, Inc. dated December 6, 1978, and recorded in the R.M.C. Office for Greenville County in Deed Book 1093 at Page 452 on the 8th day of December, 1978. The said Carolyn M. Regan, the Mortgagee herein, did, on the 13th day of December, 1983, convey her one-half ($\frac{1}{2}$) interest in the property herein to the Mortgagor, which deed is recorded in Deed Book 1202 at Page 937 of the records of the R.M.C. Office for Greenville County on the 21st day of December, 1983.



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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 herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof

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