

FILED
GREENVILLE S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 11 1983
R.M.C.

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

WHEREAS, STANLEY SCOTT KOENKE

(hereinafter referred to as Mortgagor) is well and truly indebted unto William W. Westmoreland and Frances S. Westmoreland

N. S. Westmoreland
Greenville, S.C.

(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 Two Thousand and no/100

Dollars (\$22,000.00) due and payable

with interest thereon from _____ date _____ at the rate of 13 per centum per annum, to be paid: as per the terms of said 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:

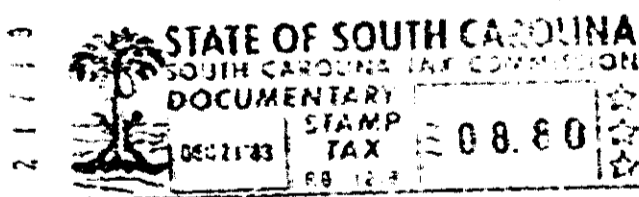
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Southerly side of Thompson Road, near the City of Greenville, South Carolina, being known and designated as Tract 66, on plat of Parker Land Company as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 157 at Page 194, and having according to a more recent plat entitled "Parker Land Co., Tract 66, Property of William W. Westmoreland and Frances S. Westmoreland" dated April 16, 1981, prepared by Freeland & Associates, recorded in Plat Book 80, Page 81, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Thompson Road, said pin being in a Southeasterly direction 180 feet, more or less, from the intersection of Thompson Road and Chaucer Road, and running thence with the Southwesterly side of Thompson Road S. 62-06 E. 144.97 feet to an iron pin; thence S. 13-09 W. 174.69 feet to an iron pin; thence N. 62-07 W. 145.37 feet to an iron pin; thence N. 13-17 E. 174.61 feet to an iron pin, the point of beginning.

This is that property conveyed to Mortgagor by deed of William W. Westmoreland and Frances S. Westmoreland dated and filed concurrently herewith.



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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 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.