

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

1041-071

WHEREAS Calvin O. Cleveland and Juanita I. Cleveland
(hereinafter referred to as Mortgagor) is well and truly indebted unto Desmine B. Luthi

(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
Sixty-five thousand and No/00-----Dollars (\$ 65,000.00) due and payable
ON DEMAND

as provided in said promissory note
with interest thereon

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 on the southwestern side of Pinefield Drive, being shown and designated as Lot No. 189 on a plat of South Forest Estates, Addition No. 1, made by Pickell & Pickell, Engineers, dated October, 1956, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book EE, Page 195, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the southwestern side of Pinefield Drive at the joint front corner of Lots Nos. 188 and 189, and running thence along the common line of said lots S. 44-25 W., 230 feet to an iron pin; thence S. 50-13 E., 80.25 feet to an iron pin at the joint rear corner of Lots No. 189 and 190; thence along the common line of said lots, N. 44-25 E.; 223.5 feet to an iron pin on the southwestern side of Pinefield Drive; thence along the southwestern side of Pinefield Drive, N. 45-35 W., 80 feet to an iron pin the point of beginning.

The above described property is the same conveyed to the mortgagors herein by deed of Nancy Myrl Roberson Jones dated April 15, 1976, and recorded in the R.M.C. Office for Greenville County on April 16, 1976 in Deed Book 1034, Page 802.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
JAN 24 '84 \$ 13.40

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
JAN 23 '84 \$ 12.60

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 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 against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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