

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PETER J. EMANUEL,

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

IRA WINFRED MOORE OR CAROL R. MOORE

(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 FIVE HUNDRED AND No/100

Dollars (\$16,500.00) due and payable

with interest thereon from _____ at the rate of 10% per centum per annum, to be paid: in monthly installments of \$177.38 for fifteen (15) years.

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, City of Greenville, being known and designated as Lot No. 205, Augusta Road Ranches, as per plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book M, at Page 47, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Old Augusta Road, joint front corner of Lots Nos. 205 and 206, and running thence S. 89-47 W. 231 feet to an iron pin; thence N. 0-13 W. 56 feet to an iron pin on the South side of Gatling Avenue; thence along the South side of Gatling Avenue, N. 89-47 E. 207 feet to an iron pin; thence on an angle, the chord of which is S. 44-20 E. 34.7 feet to an iron pin on the West side of Old Augusta Road, thence along the West side of Old Augusta Road, S. 0-42 W. 31 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagor by the deed of the Mortgagees herein, dated April , 1984 and recorded in the RMC Office for Greenville County in Deed Book 1210, at Page 761.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR 15 1984
TAX
06.60

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

4328-RV-21