

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE S.C.
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R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STEVEN A. IVESTER AND CATHY C. IVESTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto SALVATORE C. GIACCONE AND PAULINE R. GIACCONE

(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 FIVE THOUSAND FIVE HUNDRED AND NO/100-----
Dollars (\$ 5,500.00) due and payable

One (1) year from date of contract

with interest thereon from _____ date _____ at the rate of Ten (10%) per centum per annum, to be paid: _____ at maturity.

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, shown and designated as Lot 15 on a plat entitled Tar Acres recorded in the RMC Office for Greenville County in Plat Book PPP, at pages 12 and 13, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a point on the southerly side of Nicklaus Drive, joint front corner of Lots 15 and 16, thence along Nicklaus Drive on a curve, the chord of which is S 75-31 E 100 feet; thence continuing along Nicklaus Drive on a curve, the chord of which is S 88-31 50 feet, to the joint front corner of Lots 14 and 15; thence along the joint line of Lots 14 and 15, S 0-21 E 198.9 feet to an iron pin at the joint rear corners of Lots 14 and 15; thence along the line of Lots 7 and 8, N 88-26 W 211 feet to the joint rear corners of Lots 15 and 16; thence along the line of Lot 16 N 15-56 E 288.7 feet to the point of BEGINNING.

This being the same property conveyed to Mortgagors by deed of Salvatore C. Giaccone and Pauline R. Giaccone to be recorded of even date herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
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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 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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