

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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DONNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Willie Edward Madden and Shellie J. Madden

(hereinafter referred to as Mortgagor) is well and truly indebted unto Century 21-Bentley, Case, Bryan and ERA-Joy Real Estate

(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

Two Thousand One Hundred Seventy-One and 98/100-----Dollars (\$ 2,171.98) due and payable

according to the terms of the above-referenced promissory note.

with interest thereon from date at the rate of 12.00 per centum per annum, to be paid as stated in 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 piece, parcel or lot of land situate, lying and being on the Southern side of Newcastle Place near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 54 as shown on a plat of The Village, prepared by Heaner Engineering Co., Inc., dated October 13, 1972, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R at Page 52 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Newcastle Place at the joint front corner of Lots Nos. 53 and 54 and running thence with the line of Lot No. 53 S. 49-21-09 W. 107.52 feet to an iron pin; thence with the rear line of Lot No. 65 S. 54-53-45 E. 95 feet to an iron pin at the joint rear corner of Lots Nos. 54 and 55; thence with the line of Lot No. 55 N. 34-11-23 E. 128.90 feet to an iron pin on the Southern side of Newcastle Place N. 55-50-20 W. 11.7 feet to an iron pin; thence with the curve of the Southern side of Newcastle Place N. 78-58-08 W. 60 feet to the point of beginning.

This conveyance is subject to all restrictions, ordinances, setback lines, roadways, easements and rights of way, if any, affecting the above described property, including restrictions applicable to The Village Subdivision, Section I, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 971 at Page 183.

This is the same property conveyed to the Mortgagors herein by Warranty Deed of Fortis Enterprises, Inc., recorded February 28, 1975 in the RMC Office for Greenville County in Deed Book 1015 at Page 114.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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R.S. 11-215

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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