

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, David R. Deets and Gail H. Deets

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wilma H. Pridmore

(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 Thousand Five Hundred and no/100-----

Dollars (\$ 60,500.00) due and payable

ACCORDING TO TERMS SET OUT IN SAID NOTE

with interest thereon from November 1, 1984 at the rate of 12.0% per centum per annum, to be paid: monthly

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

ALL that certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 25 of WELLINGTON GREEN, Section Two, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book YY at Page 117 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Imperial Drive at the joint front corner of Lots No. 24 and 25 and running thence S. 46-16 E. 75.0 feet to an iron pin thence still with Imperial Drive, S. 44-47 E. 80.0 feet to an iron pin; thence S. 47-31 W. 131.6 feet to an iron pin; thence N. 69-45 W. 120.0 feet to an iron pin; thence N. 32-26 E. 184.8 feet to an iron pin, point of beginning.

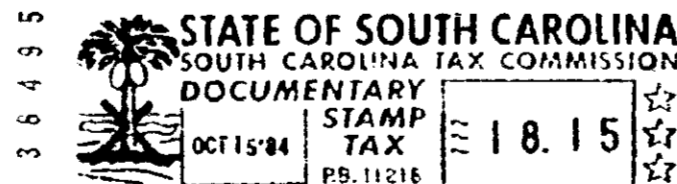
This being the same property conveyed to mortgagors by mortgagee herein dated October 12, 1984, and recorded simultaneously herewith.

This mortgage and its companion note shall become immediately due and payable upon the sale of the property, which is the security for this mortgage.

If the mortgagee has not received the full amount of any monthly payment by the end of fifteen (15) days after the date it is due, mortgagors will pay a late charge to the mortgagee. The amount of the late charge will be five (5%) percent of the overdue payment of principal and interest.

Mortgagee address: 16 Main Street, Conestee, SC, 29636

With no obligation, mortgagee will consider extending the above mortgage at the end of five (5) years on terms agreeable to mortgagee and mortgagors.



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.

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