MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

1343 929

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WHEREAS, Herman S. Heape and Wanell H. Heape

hereinafter referred to as Mortgagor, is indebted to James O. Morna and Carol S. Morna

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---------- $ 5,500.00 Dollars, payable

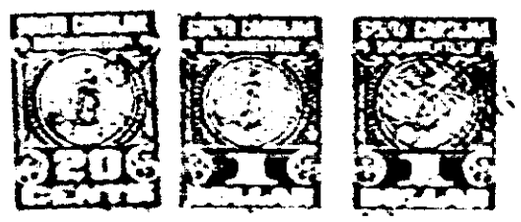
in six equal annual installments beginning one year from date

with interest thereon from date at the rate of 7-3/4 per centum per annum, to be paid annually.

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 purpose, and

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars 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, forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Coach Hill Drive and being known and designated as Lot No. 48 of PELHAM WOODS Subdivision, Section 1, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-F at Page 33, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.



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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