

FILED
GREENVILLE, S. C.
DEC 9 9 59 AM '80

MORTGAGE

BOOK 1526 PAGE 683

JOHN W. HARRISLEY
THIS MORTGAGE is made this 5th day of December 1980, between the Mortgagor, s., Larry S. Hartman and Myra M. Hartman (herein "Borrower"), and the Mortgagee, Martha S. Eison, a corporation organized and existing under the laws of Greenville, S. C. 29615, whose address is 3 Orleans Court, Greenville, S. C. 29615 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty thousand and No/100ths (\$ 30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1995;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land with the improvements thereon situate, lying and being on the western side of Wilshire Drive (formerly known as Brookwood Drive) in the County of Greenville, State of South Carolina, and being known and designated as Lots 41, 42, 43, 44 and 45, Block D, of a subdivision known as Stone Estates according to a plat thereof dated December, 1931, and recorded in the RMC Office for Greenville County in Plat Book G, page 292, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Wilshire Drive at the joint front corner of Lots 40 and 41, and running thence along the common line of said lots N. 78-38 W. 160 feet to a point, the joint rear corner of Lots 40, 41, 10 and 11; thence along the rear lines of the lots herein conveyed N. 11-22 E. 125 feet to a point, the joint rear corner of Lots 45, 46, 15 and 16; thence along the common line of lots 45 and 46 S. 78-38 E. 160 feet to a point on the western side of Wilshire Drive, the joint front corner of Lots 45 and 46; thence along the western side of Wilshire Drive S. 11-22 W. 125 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of the Mortgagee herein dated December 5, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1138 at page 470.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX
\$ 15.00

6004 005 5 0100

which has the address of 112 Wilshire, Greenville, S.C. 29609 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's heirs successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

5
8
0
6

4328 RV.2