

1535 295

MORTGAGE OF REAL ESTATE - OFFICES OF WILLIAMS & HENRY, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUN 16 4 50 PM '81
WILLIAMS & HENRY

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

WHEREAS, Carolina Builders & Realty, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Ruth A. Vaughan

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in incorporated herein by reference, in the sum of

Four Thousand Five Hundred and no/100 Dollars (\$ 4,500.00) due and payable

interest thereon from _____ at the rate of _____ per centum per annum, to be paid June 16, 1981

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, the Mortgagee's heirs, 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, and being known and designated as Lot 131, Pineforest Subdivision, according to a plat of said subdivision by Dalton and Neves, August 1959, and which said plat is recorded in the RMC Office of Greenville County, South Carolina, in Platt Book QQ, pages 106-107, and according to said plat having the following courses and distances, to-wit:

Beginning at a point on the edge of Mapleton Drive, joint front corner with Lot 130 and running thence with the common line with said lot, S. 26 - 30 E. 138.7 feet; thence, S. 63 - 30 W. 150 feet to a point on the edge of Clearfield Road; thence running with the edge of said road, N. 26 - 30 W. 113.7 feet to a point on the edge of said road; thence running with the curve of the intersection of Clearfield Road and Mapleton Drive, the chord being: N. 18 - 30 E. 35.3 feet, to a point on the edge of Mapleton Drive; thence running with the edge of Mapleton Drive, N. 63 - 30 E. 125 feet to a point on edge of said drive, the point of beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of the Mortgagee herein of even date herewith and which said deed is being recorded simultaneously with the within instrument.

[Faint, illegible text, possibly a signature or stamp]

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 is 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.

5
2
9
5

4328 RV-2