MORTGAGE OF REAL ESTATE—Offices of WILLIAMS POPULARY, ATTORNEYS AT LAW, GREENVILLE, \$43 PAGE 543

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

mid interest thereon from

MORTGAGE OF REAL ESTATE

ON 3 12 15 PH 180 ALL WHOM THESE PRESENTS MAY CONCERN:

monthly.

per centum per annum, to be paid:

DONNIE STANK ASLEY R.H.C.

WHEREAS, Michael E. Ramsey and Marilyn S. Ramsey,

date

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edward B. Ramsey, who has a mailing address of: Route 1, Sharon, S. C. 29742,

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

Ten Thousand and No/100 Dollars (\$10,000.00) due and payable \$100.00 shall be paid on July 1, 1981, and a like payment shall be made on the same date of each succeeding month thereafter, excluding a payment made on June 1, 1986, with the entire balance to be paid on July 1, 1986; all payments to be applied first to interest with the balance, if any, to principal,

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:

at the rate of 4%

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe's heirs, successors and assigns:

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the Eastern side of Aster Drive, in the Town of Simpsonville, Greenville County, South Carolina, being known and designated as Lot No. 47, on Plat of Poinsettia, Section I, made by Piedmont Engineers and Architects, dated June 23, 1965, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BBB, at Page 103, reference to which is hereby craved for the metes and bounds description.

The within property is the identical property conveyed to the Mortgagors herein by deed of James Caswell Howells and Cynthia Betty Howells of even date herewith and which said deed is being recorded simultaneously with the recording of this instrument.

FOCUMENTARY STAMP = 0 4 0 TO

033

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 had 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.

(4328 RV.2)