

MORTGAGE OF REAL ESTATE

FILED
GR: 20 S.C.

BOOK 1558 PAGE 877

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

APR 23 3 52 PM '82
DONN... R.H.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Shannon G. Patterson

(hereinafter referred to as Mortgagor) is well and truly indebted unto **MARKDOWN MOBILE HOMES, INC.**

(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

Thirty Seven Thousand Sixty Two and no/100 Dollars (\$ **37062.00**) due and payable
in 180 equal installments of \$205.90 each commencing May 20, 1982 and
continuing on the twentieth of each month thereafter until paid in full
with interest thereon from **April 15, 1982** at the rate of **19.0** 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, 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** located at the Southern corner of the intersection of a private road with Bennett Bridge Road (S.C. Road 296) and being shown as a 2.58 acre tract of land on plat entitled "Property of Clarence M. Traynham" made by Dalton & Neves, dated November 1967, and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book XXX at page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southerly corner of the intersection of a private road with Bennett Bridge Road and running thence along the southerly side of said private road, the following courses and distances, to-wit: S. 57-20 E. 134.9 feet to an iron pin, S. 48-33E. 108.6 feet to an iron pin and S. 31-45-E. 119 feet to an iron pin; thence on a new line through property of I.W. Vinson, S. 50-09W. 357.1 feet to an iron pin; thence on a new line through property of I.W. Vinson, N. 21-31 W. 448 feet to an iron pin on the southerly side of Bennett Bridge Road; thence along said road, N. 72-14 E. 190 feet to an iron pin, the point of BEGINNING.

*Purchased from Clarence M. Traynham
dated 12-27-77 recorded book 1070 page 700.*

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
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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.

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