

MORTGAGE OF REAL ESTATE - S.C.

BOOK 1582 PAGE 828

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 8 4 05 PM '82
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CORINNE RITA ANDERSON and DEANIS R. ANDERSON-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM A. ONCKEN-----
Route 2, Raven Road, Greenville, SC 29607-----

(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 Two Hundred Thirty-Five Thousand and 10/100-----

Dollars (\$ 235,000.00--) due and payable
in 180 equal and successive monthly payments of principal and interest in the amount of \$2,525.34, the first such payment to be due and payable on November 15, 1932,

with interest thereon from date at the rate of 10% 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, its successors and assigns:

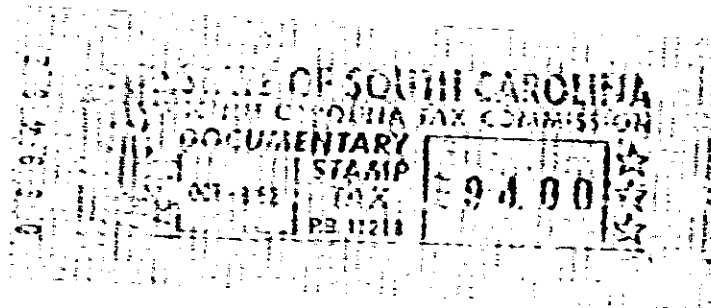
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 4.4 acres, more or less, as shown on plat entitled "Property of Corinne Anderson", prepared by Freeland & Associates, dated October 4, 1932, recorded in the Greenville County REC Office in Plat Book 9-D at Page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Eastern edge of the right-of-way of Augusta Road at the joint front corner of the within tract and property now or formerly of McDonald and running thence along the joint line of said tracts N. 65-52 E., 60.0 feet to a new iron pin; thence running S. 6-29 W., 79.78 feet to a new iron pin; thence running S. 73-26 E., 561.20 feet to an old iron pin on the Western side of the right-of-way of Old Augusta Road; thence running along said right-of-way S. 5-36 W., 193.83 feet to a new iron pin; thence running S. 15-30 W., 199.10 feet to an old iron pin at the joint corner of the within tract and property now or formerly of Theodorou; thence running along the joint line of said tracts N. 66-10 W., 513.20 feet to a new iron pin on the Eastern edge of the right-of-way of Augusta Road; thence running along said right-of-way N. 3-42 W., 353.70 feet to an old iron pin on the Eastern edge of the right-of-way of Augusta Road, at the joint front corner of the within tract and property now or formerly of McDonald, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of William A. Oncken recorded in the Greenville County REC Office in Deed Book 1175 at Page 482 on October 8, 1932.

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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 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.