

P.O. Box 7533, A'ville SC

BOOK 1586 PAGE 85

MORTGAGE OF REAL ESTATE—Offices of Loeffel, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
GREENVILLE, S. C.

Nov 16 4 25 PM '82

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. JENNERSLEY
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Russell B. Mauldin and Janice D. Mauldin

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Horace L. Mauldin

(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

Twenty Three Thousand Three Hundred Fifty and no/100 DOLLARS (\$ 23,350.00)
with interest thereon from date at the rate of 11% per centum per annum, said principal and interest to be repaid: In monthly installments of Two Hundred Sixty Five and no/100ths (\$265.00) Dollars including principal and interest computed at the rate of 11% per annum on the unpaid balance, said payments to commence December 1, 1982 and a like amount due on the first day of each month thereafter until paid in full. In addition to the principal and interest payment of \$265.00 per month, the Mortgagors shall pay to the Mortgagee the sum of Thirty Five and no/100ths (\$35.00) Dollars per month, making a total payment of \$300.00 per month. Said amount of \$35.00 per month shall be held in escrow by the Mortgagee for the payment of future taxes and insurance premiums.

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:

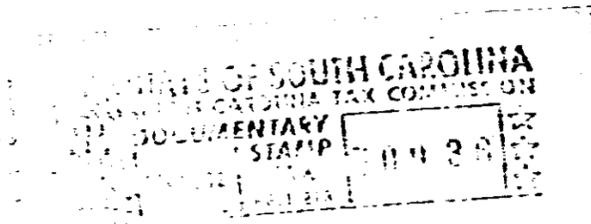
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 Greenville,

ALL that certain piece, parcel or lot of land, situate, lying and being near the City of Greenville, Greenville County, South Carolina, on the western side of Michael Drive, being Lot 4 on a plat by C. C. Jones, Engineers, August, 1961, recorded in the Office of the RMC for Greenville County in Plat Book XX at Page 21, described as follows: BEGINNING at an iron pin on the western side of said street at joint front corner of Lots 3 and 4, thence with Lot 3 North 59-20 West 155 feet to an iron pin on property now or formerly of R.M. Kennedy, thence with Kennedy line South 30-46 East 80 feet to an iron pin at the joint rear corner of Lots 4 and 5, thence with Lot 5 South 29-20 East 155 feet to an iron pin on the Western side of said street, thence with said street North 30-46 East 80 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of the Mortgagee, dated and recorded of even date herewith in the Office of the RMC for Greenville County, S.C.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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