

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 18 1983
R.M.C. OFFICE
RILEY

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

WHEREAS, we, LAWRENCE DAVID SCHRONCE and MARIA B. SCHRONCE,
(hereinafter referred to as Mortgagor) is well and truly indebted unto RONALD JORDAN, 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 Two Thousand, Three Hundred and No/100----- Dollars (\$ 2,300.00---) due and payable

on or before May 1, 1985,

with interest thereon from date at the rate of 12%----- per centum per annum, to be paid: at maturity

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 piece, parcel or lot of land situate, lying and being on the southwestern side of Oak Drive in Greenville County, South Carolina being known and designated as Lot No. 10 as shown on plat entitled QUINCY ACRES, SECTION I, made by Freeland & Associates, dated December 20, 1982, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9-F at Page 42, and also on plat of Property of Lawrence David Schronce and Maria B. Schronce prepared by James R. Freeland, R.L.S., dated October 13, 1983, to be recorded herewith, and having according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Oak Drive at the joint front corner of Lots Nos. 9 and 10 and running thence with the common property line of Lots Nos. 9 and 10 S. 70-48 W. 175.05 feet to an iron pin at the joint rear corner of Lots Nos. 9 and 10 and running thence N. 19-14 W. 90.0 feet to an iron pin at the rear corner of Lots Nos. 10 and 11; thence with the common line of Lots Nos. 10 and 11 N. 70-48 E. 175.0 feet to an iron pin on the southwestern side of Oak Drive; running thence with the southwestern side of Oak Drive S. 19-14 E. 90.0 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by the mortgagee herein recorded in the R.M.C. Office for Greenville County, South Carolina, on October 18, 1983, in Deed Volume 1198 at page 740.

This mortgage is second and junior in lien to that certain mortgage given in favor of Wachovia Mortgage Company recorded in the R.M.C. Office for Greenville County, South Carolina, on October 18, 1983, in Mortgage Book 163 at page 370.

STAMP
TAX = 00.92

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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 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.

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