

MORTGAGE OF REAL ESTATE

Mortgagee's Address:
302 E. Curtis Street
Simpsonville, SC 29681

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

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MAR 23 3 34 PM '84

DONNIE J. TANKERSLEY
B.M.C.
ELIZABETH JEAN HOWARD

ADELINE G. GARRISON

That the within referred to Mortgage is a duly indebted note with interest thereon as provided in the Mortgage and the terms of which are incorporated herein by reference in the sum of

Twenty-five Thousand and No/100 -----+ Dollars \$25,000.00 due and payable

in accordance with the provisions of said Note

with interest thereon from April 1, 1984 at the rate of Ten per centum per annum, to be paid In accordance with the terms of said Note.

WHEREAS the Mortgagee has heretofore advanced to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance, premiums, repairs, or for any other purposes.

NOW KNOW ALL MEN, That the Mortgagee in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 or parcel of land with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Unit No. 72, Faris Ridge Horizontal Property Regime, in the City of Greenville, County of Greenville, State of South Carolina, as more particularly described in that certain Master Deed dated May 10, 1979, and recorded in the RMC Office for Greenville County in Deed Book 1102, at pages 618 through 682, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County, in Plat Book 6-V, at page 96.

This is the identical property conveyed to the mortgagor herein by deed of Edwin B. Parkinson, Jr. and Jane I. Parkinson, dated March 23, 1984, to be recorded herewith.

The within conveyance is made subject to the reservations, restrictions and limitations on use of the above described premises and all covenants and obligations set forth in the aforesaid Master Deed and survey and plot plan, with all amendments thereto, if any, and as the same may hereafter from time to time be amended; all of said reservations, agreements, obligations, conditions and provisions are incorporated in the within deed by reference and constitute covenants running with the land, equitable servitudes and liens to the extent set forth in said documents and as provided by law, all of which are hereby accepted by the Mortgagee herein and their heirs, administrators, executors, successors and assigns.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENTARY
STAMP TAX \$ 10.00

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21801

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.

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