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GREENVILLE, CO. S. C.
SEP 28 2 01 PM '77
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1411 PAGE 367

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

MORTGAGEE'S ADDRESS: Rt. 3, Box 230-A, Simpsonville, S. C. 29681

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WHEREAS, DANIEL STEWART AND MYUNG KIM STEWART

(hereinafter referred to as Mortgagor) is well and truly indebted unto

CLYDE D. JENKINS, JR.

(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

--SEVEN THOUSAND FIVE HUNDRED & 00/100----- Dollars (\$7,500.00) due and payable

in 120 equal, consecutive monthly installments of Ninety-five & 01/100 (\$95.01) Dollars each, commencing November 1, 1977,

with interest thereon from date at the rate of 9 per centum per annum, to be paid monthly

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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, containing 7.50 acres, more or less, said property lying on the southeastern corner of S. C. Highway 418 and Marseille Drive, and being more particularly described as follows:

BEGINNING at an iron pin on the southern side of S. C. Highway 418, near the intersection of said road and Marseille Drive, and running thence S. 69-31 E., 36.5 feet to an iron pin; thence along Marseille Drive, S. 26-24 E., 452.2 feet, more or less, to an iron pin in the intersection of Marseille Drive and Belle Drive; thence turning and running down the center of Belle Drive, S. 81-37 W., 245 feet, more or less, to an iron pin; thence S. 75-46 W., 100 feet to an iron pin; thence S. 69-31 W., 100 feet to an iron pin; thence S. 55-57 W., 100 feet to an iron pin; thence S. 59-48 W., 100 feet to an iron pin; thence S. 63-40 W., 100 feet to an iron pin; thence S. 56-12 W., 100 feet to an iron pin; thence turning and running N. 22-37 W., 430 feet to an iron pin on the southern side of S. C. Highway 418; thence along the southern edge of said highway, N. 67-23 E., 774.95 feet to an iron pin, the point of beginning.

Being the same property conveyed to Daniel Stewart and Myung Kim Stewart by deed of Clyde D. Jenkins, Jr., dated September 23, 1977, to be recorded herewith in the R.M.C. Office for Greenville County.

Mortgagors reserve the right to prepay at any time without penalty

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental or appertaining, and of all 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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