

MORTGAGE OF REAL ESTATE  
FILED  
GREENVILLE CO. S. C.  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } 3 49 PM '79  
MORTGAGE OF REAL ESTATE  
DONNIE S. TANKERSLEY  
R.M.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN

1457 879

WHEREAS Theodore Opuszenski and Elsie H. Opuszenski

(hereinafter referred to as Mortgages) is well and truly indebted unto M. Sue Ellis Farnham

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date hereto the terms of which are incorporated herein by reference, in the sum of Sixty-nine Thousand, One Hundred and no/100

Dollars (\$ 69,100.00) due and payable

in equal consecutive monthly installments of Five Hundred Eighty-six and 44/100 (\$586.44) Dollars on the 1st day of each month beginning March 1, 1979, and continuing in a like amount each and every month thereafter for a period of twenty-four (24) years until the entire indebtedness evidenced by said Note is fully paid, together

with interest thereon from March 1, 1979 at the rate of 9% per centum per annum, to be paid monthly, all payments to be applied first to interest, balance to principal.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgage for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes

NOW, KNOW ALL MEN, That the Mortgage, 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, conveyed, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, his successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, hereafter described therein, situated, lying and being in the State of South Carolina, County of Greenville in Paris Mountain Township, containing 6.98 acres more or less, according to plat made by Robert B. Bruce, Surveyor, November 7, 1960 and recorded in the RMC Office for Greenville County in Plat Book MM at Page 183 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the northwestern corner of Lot No. 16 on plat of property of Lee P. Ramsey, plat of which is recorded in Plat Book S., Page 117 and running thence S. 3-00W. 322.7 feet; thence with line of other property of Harold V. Baker, N.85-19W. 304.9 feet; thence N.31-54W. 459 feet to a point in the center of a branch; thence with the center of said branch as the line, by traverse lines as follows: N.61-47E. 82.5 feet; N.26-02E. 85.3 feet; N.32-42E. 199 feet; N.62-48E. 58 feet; N. 73-06E. 164 feet; S.87-55E. 164.5 feet; thence leaving said branch, S.8-31W. 444.5 feet to the point of beginning.

Said property is subject to a 20-foot easement for road purposes as set forth in the deed of the above property to Helen M. Gaynor, recorded in Deed Book 663 at Page 548.

ALSO: ALL that certain piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, being known as a small portion of Lot No. 16 as shown on plat of property of Lee P. Ramsey recorded in the RMC Office for Greenville County in Plat Book S, Page 117; and said property herein conveyed being more fully described as follows according to plat of property of Helen M. Gaynor prepared by R.B. Bruce, Surveyor, November 7, 1960 and recorded in the RMC Office for Greenville County in Plat Book MM at Page 188.

BEGINNING at an old iron pin on Barker line at the Northwest corner of said Lot No. 16 and running thence S. 87-30E. 26.0 feet to an iron pin near center of County Road; thence on a line in said road, S.10-54E. 59.8 feet to an iron pin in said road; thence a new line through Lot No. 16, N.87-00W. 40.3 feet to an iron pin on line of Barker; thence along line of property of Barker, N.8-00E. 58.1 feet to the beginning corner, subject to rights of Greenville County in said road, which has been conveyed to Greenville County.

THIS being the identical property as that conveyed to Mortgages herein by deed of Lamar Payne and recorded in the Greenville County RMC Office on 2-20-79 in Deed Book 1097 at Page 166.

MORTGAGEE'S mailing address is: P.O. Box 396  
Travelers Rest, S.C. 29690

Together with all and singular rights, members, tenements, and appurtenances to the same belonging in any way, market or agreement, and all of the rents, issues, and profits which may now or hereafter 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 household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, his heirs, successors and assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises to remain so described in this simple absolute, that it has good right and is lawfully entitled to sell, convey or otherwise dispose of the premises and that the premises are free from all such liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, his heirs, successors and assigns against the Mortgagee and all persons who may ever lawfully claim the same or any part thereof.

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