

Mortgagee's Address:
Piedmont Center, Suite 140
33 Villa St., Greenville, SC

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

FILED
GREENVILLE CO. S. C.

800. 1493 PAGE 230

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 15 11 33 AM '80
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: William A. Ivester and

Virginia R. Ivester

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

WHEREAS, the Mortgagor is well and truly indebted unto Union Home Loan Corporation of South Carolina, a body corporate (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-four Thousand Nine Hundred Ninety & no/100 DOLLARS (\$ 24,990.00), with interest thereon from date at the rate of 15.25 per centum per annum, said principal and interest to be repaid: In 120 monthly installments of Four Hundred Seven and 01/100 (\$407.01) Dollars each commencing on the 15th day of February, 1980 and continuing on the 15th day of each consecutive month thereafter until paid in full.

STATE OF SOUTH CAROLINA
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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, described as follows:

PARCEL 1:

All that piece, parcel or lot of land shown and designated as Parcel B on a plat entitled "Eastside Professional Court" by Dalton & Neves Co., Engineers, dated June 1977, recorded in the REC Office for Greenville County in Plat Book 7-6, page 46, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the joint front (easterly) corner of Parcel B and Parcel E and running thence N 11-06 W, 24 feet to a point, joint front corner of Parcels B and C-1; thence running along the joint line of Parcels B and C-1 S 78-74 W, 60 feet to a point; thence running S 11-06 E, 24 feet to a point; joint rear (westerly) corner of Parcel E and Parcel B; thence running N 76-74 E, 60 feet to the point of beginning.

This conveyance is made subject to the right of all owners of Parcels A, B, C, C-1, C-2, D, and E on the above-mentioned plat to the common use of this area; such use to include rights of ingress, egress, utilities, parking and beautification and said right of common use to extend to said property owners, their lessees, visitors, invitees, patrons, clients, patients, employees and customers, these rights being more fully delineated in the restrictive covenants recorded in the REC Office for Greenville County, S.C. in Deed Book 115, page 793 and incorporated herein by reference.

(Continued on next page)

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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