

111
112. Merlo Dr
Simpsonville, SC

MORTGAGE OF REAL ESTATE -

BOOK 1493 PAGE 778

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY, S.C.
FILED
JAN 22 10 59 AM '80

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jesse Spivey and Cathleen Spivey

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

(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 six hundred one and 04/100ths Dollars (\$ 2,601.04) due and payable

with interest thereon from at the rate of 15 1/2 per centum per annum, to be paid:

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

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the western side of Montis Drive (formerly Paris View Drive) in Greenville County, South Carolina, being known and designated as Lot No. 34 on a plat entitled REVISED MAP OF PARIS VIEW, made by Dalton & Neves, dated October 1957, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat book QQ, page 26, reference to which plat is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the mortgagors by deed of Ronald Coy Dickerson dated August 5, 1977 and recorded in the R.M.C. Office for Greenville County on August 10, 1977 in Book 1062 at page 14.

GCTO ----- JAN 22 80 610

RECORDS OF SOUTH CAROLINA
DOCUMENTARY STAMP
JAN 22 1980
S. L. D. H. S. Y.

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.

778

4328 RV-2