

MORTGAGEE'S ADDRESS: GREENVILLE
208 Ingleside Way
Greenville, S.C. 29615
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1501 PAGE 378

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

WHEREAS, SAMUEL E. SHANK AND CECILE J. SHANK

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOSEPHINE M. WATKINS

(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

FORTY TWO THOUSAND AND NO/100 ----- Dollars (\$ 42,000.00) due and payable

in 120 monthly installments of \$602.70 each beginning June 5, 1980 and a like amount each month thereafter until paid in full (10 years). Borrowers to have right of anticipation without penalty.

with interest thereon from _____ date at the rate of 12% per centum per annum, to be paid: monthly

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, on the northeasterly side of Red Fox Trail, and being designated as Lot No. 72 on plat of Section 1, Foxcroft, as recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "4F" at Pages 2,3, and 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Red Fox Trail said pin being the joint front corner of Lots Nos. 71 and 72, and running thence with the common line of said lots, N. 42-59 E. 188 feet to an iron pin at the edge of lake; thence with the edge of lake the traverse line being S. 43-01 E. 133.4 feet to an iron pin, joint rear corner of Lots Nos. 72 and 73; thence with the common line of said lots, S. 42-59 W. 158 feet to an iron pin on the northeasterly side of Red Fox Trail; thence with the northeasterly side of Red Fox Trail, N. 47-01 W. 130 feet to an iron pin; the point of BEGINNING.

This is the same property conveyed to the mortgagors by deed of the mortgagee dated April 30, 1980 and recorded April 30, 1980, R.M.C. Office for Greenville Co., S.C.

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 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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