

MORTGAGE OF REAL ESTATE—Offices of KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
11:22 AM '80
CLERK
SHERSLEY

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

WHEREAS, CHARLES T. SPETH, II AND SIGNE C. SPETH

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. H. CROMER

(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 FIFTY-SEVEN THOUSAND SIX HUNDRED AND NO/100-----

Dollars (\$ 57,600.00) due and payable

ONE YEAR FROM DATE WITH INTEREST ONLY INSTALLMENTS BEING MADE IN THE AMOUNT OF FOUR HUNDRED EIGHTY AND NO/100 (\$480.00) DOLLARS BEGINNING AUGUST 15, 1980 AND CONTINUING ON THE 15TH OF EACH MONTH THEREAFTER WITH TOTAL PRINCIPAL AND UNPAID INTEREST DUE ONE YEAR FROM DATE.

THE RIGHT TO PREPAY IS RESERVED with interest thereon from DATE at the rate of TEN 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, and being known and designated as Lot No. 1, Block I of Northgate Subdivision as shown on a Plat of C. M. Furman, Jr., C. E., made June, 1926, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book G, pages 135-136, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the point of intersection of Morningdale Drive with Avondale Drive and running along the easterly side of the right of way of Avondale Drive N. 67-03 E. 126.1 feet to a point; thence along Avondale Drive N. 59-38 E., 100 feet to an iron pin at the joint rear corner of Lots Nos. 1 & 7 as shown on said plat; thence along the joint line of Lots 1 & 7 S. 39 E. 91.5 feet to an iron pin at the joint rear corner of Lots Nos. 1, 2, 6 & 7; thence along the common line of Lots 1 & 2 S. 58-33 W. 191.8 feet to an iron pin on the northerly side of Morningdale Drive; thence along Morningdale Drive N. 49-59 W. 133.8 feet to the beginning point.

This is the same property conveyed to the above named mortgagors by deed of T. H. Cromer to be recorded of even date herewith.

Mortgagee's address: Rt. 3, Tall Oaks Circle
Piedmont, S.C. 29673

STATE OF SOUTH CAROLINA
DOCUMENTARY
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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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