

MORTGAGE OF REAL ESTATE

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BOOK 1508 PAGE 337

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S.C. MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, John R. Todd and Laura M. Todd

(hereinafter referred to as Mortgagor) is well and truly indebted unto Markdown Mobile Homes, Inc.,

(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 Nineteen Thousand Five Hundred Six and 78/100-----

Total amount of \$19,506.78 due and payable in full at the time of sale of property located at 108 Terrace Circle, Simpsonville, SC, but no later than thirty (30) days from the date of this mortgage.

with interest thereon from n/a at the rate of n/a 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, being shown on a plat of property of John R. Todd prepared by John A. Simmons, RLS, dated September 11, 1965, and being more particularly described as follows:

BEGINNING at an iron pin on the southeast side of Terrace Circle at the joint front corner of property already owned by John R. Todd and Laura M. Todd and the within described property and running thence along the edge of Terrace Circle, N. 47-23 E. 100.3 feet to an old iron pin; thence turning and running along the joint boundary of the within described property and property now or formerly owned by L.R. Richardson and Robert F. Coleman as follows: S. 27-45 E. 85 feet, more or less, to an old iron pin in a branch; thence S. 12-46 W. 118.5 feet, more or less, to an iron pin; thence turning and running S. 70-00 W. 40 feet, more or less, to an iron pin; thence turning and running along the joint boundary line of the within describe property and property already owned by the mortgagors, N. 20-00 W. 146 feet to the point of beginning.

ALSO, all that certain piece, parcel, or strip of land which is a part of that property listed on the above-mentioned plat and described as follows:

BEGINNING at an iron pin on the southern side of Terrace Circle on the western side of property presently owned by the mortgagors and running thence along said boundary, S. 20-00 E. 100 feet to an iron pin; thence S. 70-00 W. 25 feet to an iron pin; thence N. 20-00 W. 100 feet to a point on the southern side of Terrace Circle; thence N. 70-00 E. 25 feet to the point of beginning.

This being the same property conveyed to mortgagors herein by deed of Louise S. Todd dated September 24, 1979, recorded in Book 1112 at Page 207 on September 25, 1979.

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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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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