

MORTGAGE OF REAL ESTATE -
GREENVILLE CO. S. C.

BOOK 1521 PAGE 428

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 21 11 19 AM '80 MORTGAGE OF REAL ESTATE
SONNIE S. TANKERSLEY WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, *William C. Stuart & Russell J. Bik, Partners d/b/a Stuart-Bik Associates*

(hereinafter referred to as Mortgagor) is well and truly indebted unto **HELEN V. SCHUMPERT**

(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-Seven Thousand AND NO/100----- Dollars (\$**47,000.00**) due and payable

Monthly for 25 years at 10% interest. Monthly payment is computed to be \$427.09 with balloon payment of principal due 123 months from closing. Balloon payment computed to be \$39,743.72. Payment of principal and interest to begin three months from date. Free anticipation privileges granted (see note)
with interest thereon from see above at the rate of 10% 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, City of Greenville, on the corner of River and Rhett Street/on the Southwestern corner of River and Rhett Streets, and having according to plat prepared by T. H. Walker, Jr., Reg. L.S., dated July 28, 1980, the following metes and bounds to-wit:

BEGINNING at an iron pin on River Street at the corner of the property being conveyed and that of Helen V. Schumpert at an old iron pin, N. 10-33 W. 56.8 feet to an old iron pin; thence N. 2-28 E. 16.15 feet to an old iron pin on Rhett Street; thence with Rhett Street, N. 71-49 E. 103.8 feet and 79.8 feet to an iron pin on property of the Grantor; thence with said property, S. 13-23 E. 95.28 feet to the property line of Goldsmith; thence with Goldsmith property, S. 76-31 W. 44.2 feet; thence with Haley property, S. 79-31 W. 41 feet and 105.2 feet to the beginning corner.

This conveyance is made subject to easements, restrictions, rights of way and zoning ordinances of record and shown on the plat or visible on the property.

This being the same property conveyed by deed from Helen V. Schumpert unto William C. Stuart & Russell J. Bik, Partners d/b/a Stuart-Bik Associates, recorded Greenville County, S. C. in Deed Book 1135 at Page 884, recorded the 2nd day of October, 1980, and also in Deed Book 1135 at Page 885, recorded on the same date.

This is a purchase money mortgage.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 18.80
OCT 21 1980

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.

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