

1/0 CHARLIE O. WOLFE, Inc
P.O. BOX 445
Greenville SC

FILED
GREENVILLE CO. S. C.

BOOK 1521 PAGE 727

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OCT 23 12 27 PM '80
JOHN L. AMERSLEY
R.M.C.

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

WHEREAS, We, Gary Peahuff and JoAnn Peahuff

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Paul Davis

(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

Twenty Three Thousand-Nine Hundred Forty Nine & 17/100 Dollars (\$ 23,949.17) due and payable

beginning the 1st day of November 1980, and each month thereafter until paid in full with monthly payments of \$276.35 with interest applying first with balance to the principle.

with interest thereon from 11/1/80 at the rate of 10.5 per centum per annum, to be paid: monthly (based on 15 year term)
It is agreed that the purchaser will re-finance after 5 years.

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 certain parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, situate on the north side of Church Street and the west side of North Miller Street, and having the following courses and distances to wit:

BEGINNING at the intersection of Church Street and North Miller Street, and running thence along Church Street in a westerly direction to the lot owned by Greer School District; thence in a northern direction to the lot owned by W. L. Woodall; thence along the line of the Woodall lot in an eastern direction to North Miller Street; thence along North Miller in a southern direction to the beginning.

This being the same property recorded in Greenville County R. M. C. Office Book 1136 Page 1 from W. Paul Davis.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
\$ 00.60
OCT 23 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 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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