

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

S. C.

MORTGAGE OF REAL ESTATE

BOOK 1025 PAGE 115

NOV 27 AM '80 ALL WHOM THESE PRESENTS MAY CONCERN:

DONE BY WILSON W. ARNOLD

WHEREAS, I, Wilson W. Arnold

(hereinafter referred to as Mortgagor) is well and truly indebted unto Tom Passinos
940 Lighthouse Dr., North Palm Beach, Fla., 33408

(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

Six Thousand Five Hundred and no/100----- Dollars (\$ 6,500.00) due and payable
in sixty (60) monthly installments of One Hundred Thirty-Eight and 11/100
(\$138.11) Dollars on the 3rd of each month with final maturity
December 3, 1986.

with interest thereon from date at the rate of Ten per centum per annum, to be paid: annually (included in above payment)

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, Chick Springs Township, known and designated as Lot no. 3 on plat of the D. D. Davenport Estate recorded in Plat Book K at page 21 and described as follows:

BEGINNING on the joint corner of Lots No. 2 and 3 on the eastern edge of South Trade Street; and running thence N. 87-40 E. 183.3 feet to a pin; thence S. 84-20 W. 207.6 feet to pin on eastern edge of South Trade Street, cornering with Lot no. 4; thence with said street N. 2-23 E. 66 feet to the beginning corner.

LESS HOWEVER:

That certain strip of land 15 feet by 95 feet at the rear of said lot, sold to the Greer Oil Mill and Feed Company on July 17, 1945, and recorded in Deed Book 278 at page 182, in the R.M.C. Office for Greenville County.

This conveyance is the identical property conveyed to Wilson W. Arnold by deed of Tom Passinos, to be recorded herewith.

This mortgage is a purchase-money mortgage.

GCTO -----3 NO24 80 006

RECORDED
DOCUMENTARY
ISSUED
\$ 02.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

4.15 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.

RECORDS

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