

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
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DONN... W. SLEY

MORTGAGE OF REAL ESTATE

BOOK 1539 PAGE 99

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID R. SCHUMPERT, JR. AND WILENE R. SCHUMPERT

(hereinafter referred to as Mortgagor) is well and truly indebted unto DIANE'S 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 **Seventeen Thousand Three Hundred Seventy and no/100ths**-----
-----Dollars (\$17,370.00) due and payable

in accordance with the terms of the note executed by the mortgagors and dated April 30, 1981.

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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 known and designated as Lot No. 27, of a subdivision known as Pebble Creek, Phase IV, Section II, as shown on plat thereof prepared by Loudon C. Hoffman Associates, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 7-C, at Page 47, and having, according to said plat, such metes and bounds as appears thereon.

This being the same property conveyed to the Mortgagors herein by deed of Diane's Homes, Inc., of even date, to be recorded herewith.

This mortgage is junior in lien to that certain mortgage assumed by the mortgagors to First Federal Savings & Loan Association of Greenville, South Carolina in the amount of \$68,250.00 dated April 30, 1981 and recorded in the R. M. C. Office for Greenville County, South Carolina in mortgage book 1539 at page 892.

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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.

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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