

Mortgagee's Address: c/o Thomas M. Weidner, Jr., P. O. Box 5572,
Greenville, S. C., 29601

BOOK 1541 PAGE 133

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE

CREATED FILED
MAY 12 1981
10 11 PM '81
ANNERSLEY
S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES C. WARDLAW, JR. AND SHARON T. WARDLAW,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

THOMAS M. WEIDNER, JR., DOLORES A. WEIDNER, AND DEBRA L. WEIDNER,

(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

---Fourteen Thousand Five Hundred and No/100 ----- Dollars (\$ 14,500.00) due and payable

\$250.00 per month for a total of 120 months, first payment due on the 1st day of June, 1981, and continuing on like day thereafter until paid in full; said monthly payments of \$250.00 include interest.

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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 shown and designated as Lot 44 of Conestee on a plat prepared by R. E. Dalton, Engineer, dated December 1943, and recorded in the RMC Office for Greenville County in Plat Book K, at Page 276, reference to which is hereby made for a more particular description.

This being the same property conveyed to the Mortgagors herein by deed of the Mortgagees herein dated May 12, 1981, and to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 05.80

400 3 11341A01

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.

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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