

MORTGAGE OF REAL ESTATE

FILED GREENVILLE CO. S. C.

BOOK 1543 PAGE 79

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 10 10 00 AM '81
DONALD SANDERSLEY
R.M.C.

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

WHEREAS, WE, DAVID L. SANDERS AND PATTY F. SANDERS,

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

(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 **Thirty-Nine Thousand, Four Hundred Fifty and No/100**

Dollars (\$ 39,450.00) due and payable

according to terms as provided for in promissory note of even date herewith,

with interest thereon from date at the rate of 12 per centum per annum, to be paid: monthly, as fully set forth in promissory note of even date.

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, the Mortgagee's heirs, 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, in the City of Greenville, being known and designated as Lot No. 64 and part of lot No. 63 on North Park and having the following metes and bounds as are shown by plat of property made by J. C. Hill dated April 6, 1948, to-wit:

BEGINNING at an iron pin on the South side of North Park Drive at the corner of Lot No. 65 and running thence N. 68-34 W. 93 feet to an iron pin; thence S. 19-43 W. 169.2 feet to an iron pin; thence S. 68-34 E. 93 feet to an iron pin; thence N. 19-43 E. 169.2 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagors herein by deed of even date, with these presents, from Kate Rogers Lee, and being recorded concurrently herewith.

Address of Mortgagee: 1030 Quail Run, Columbia, S. C. 29206.

It is understood and agreed that the within is a purchase money mortgage constituting a first lien on the within described property and shall not be assumed by any other person or entity. In the event that the within mortgagors transfer or sell the within property, this mortgage and the note which it secures shall at once become due and payable in full.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY TAX DEPARTMENT
DOCUMENTARY
STAMP
\$ 15.00

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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 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 is 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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