

MORTGAGE OF REAL ESTATE

1543-211

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
SOUTH CAROLINA

11 35 AM '81

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Ben L. and Donna S. Fuller

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

(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 Sixty-four Thousand Two Hundred Twenty and no/100 Dollars (\$64,220.00) due and payable

on June 1, 1996, if not sooner paid

with interest thereon from July 1, 1981 at the rate of 9% per centum per annum, to be paid: monthly

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, Paris Mountain Township, containing 12.37 acres, more or less, and being shown on a plat prepared by C. C. Jones Engineering Company, recorded in the RMC Office for Greenville County in Plat Book 8-Q, page 24 and being more particularly described as follows:

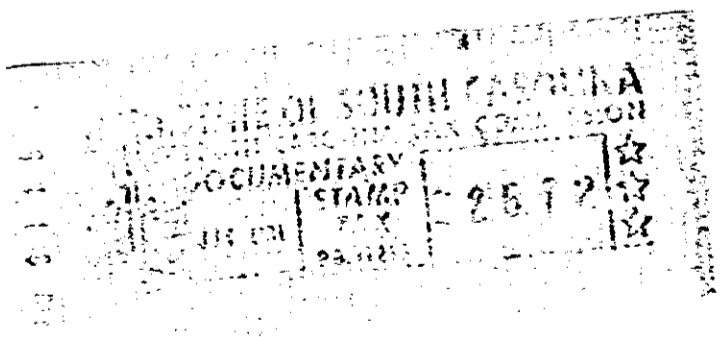
BEGINNING at an iron pin in the center of Patrol Club Road at the joint corner with property now owned by Gossett, thence N. 52-52 E. 273.2 feet to an iron pin at the extension of Patrol Club Road; thence N. 5-48 E. 503 feet to an iron pin; thence N. 54-15 E. 546.97 feet to an iron pin; thence S. 35-28 E. 120.04 feet to an iron pin; thence S. 35-33 E. 187.92 feet to an iron pin; thence S. 33-50 E. 256 feet to an iron pin; thence S. 40-19 W. 200 feet to an iron pin; S. 44-34 W. 722.82 feet to an iron pin; N. 5-15 E. 167 feet to an iron pin; thence N. 82-08 W. 72.2 feet to an iron pin; thence S. 46-53 W. 100 feet to an iron pin; thence N. 82-10 W. 271 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Nancy Rosenwald recorded in Deed Book 1149, page 322 of the RMC Office for Greenville County.

THIS conveyance is subject to all rights-of-way, easements, restrictions, or covenants that may appear of record or by examination of the property.

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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.

GO HAVE AND TO HOLD, all and singularly 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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