

MORTGAGE OF REAL ESTATE -
S.C.

1557 763

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AM '81 MORTGAGE OF REAL ESTATE
TO BE RELEASED FROM THESE PRESENTS MAY CONCERN

WHEREAS, David N. Sprinkle and Sharma N. Sprinkle

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

James S. Donnitz and Judith A. Donnitz

(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 Two thousand eight hundred and sixty

Dollars (\$2,860.00) due and payable

in sixty (60) monthly installments of sixty-three and sixty-four/100th commencing on December 1, 1981 and continuing on the 1st day of each month thereafter

with interest thereon from date of note at the rate of 12% per centum per annum, to be paid.

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

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 2 on a plat of River Ridge recorded in the R.M.C. Office for Greenville County in Plat Book 7-0 at Page 56, with said lot having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Ridge Road at the joint front corner with Lot 4 and running thence along the center of Ridge Road N. 64-53 W. 48.3 feet to an iron pin; thence continuing along the center of Ridge Road S. 79-47 W. 127.1 feet to an iron pin; thence continuing along the center of Ridge Road N. 74-47 W. 88.6 feet to an iron pin; thence continuing along the center of Ridge Road N. 50-46 W. 102.5 feet to an iron pin at the joint front corner with Lot 8; thence running along the joint line with Lot 8 N. 5-14 E. 263.3 feet to an iron pin at a joint corner with Lot 3; thence running along the joint line with Lot 3 N. 85-00 E. 335 feet to an iron pin at or on the southern side of Cherokee Lane; thence running along the southern side of Cherokee Lane S. 29-53 E. 333.2 feet to an iron pin at a joint corner with Lot 4; thence running along the joint line with Lot 4 S. 65-08 W. 209.7 feet to an iron pin in the center of Ridge Road, being the point of BEGINNING, said lot containing 3.43 acres, more or less.

This is the same property conveyed to the Mortgagors herein by deed of even date from James S. Donnitz and Judith A. Donnitz to be recorded herewith.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ASSIGNMENT

For value received, the undersigned do sell and assign, without recourse, all of their right, title and interest in and to the within mortgage, to James D. Casteel and Margaret L. Casteel, their heirs and assigns.

Dated this 6th day of November, 1981.

James S. Donnitz
Judith A. Donnitz
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 6th day of November, 1981.

Robert Patterson
Notary Public for South Carolina.

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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