

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE S.C.
NOV 24 9 11 AM '81
RANKERSLEY
R.M.C.

BOOK 1558 PAGE 344

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

Yes
1/2

WHEREAS, Mr. Joseph J. Pazdan and Mrs. Joseph J. Pazdan

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

Sam J. Francis

(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

Twenty Thousand & 00/100 Dollars (\$ 20,000.00) due and payable

September 11, 1982.

with interest thereon from date at the rate of 15% 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, 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

Property Description of Joseph Pazdan:

Located on Heywood Road, Greenville, S. C.

Beginning at iron pin N-34 ,19'42" extending 275 ft. to an iron pin located N-34 , 14' 26" east then proceeding along property line of Haverty Furniture Company, to an iron pin located at S-55 ,56'29" for a distance of 238.70 ft. then proceeding along property line of M. Furman Heywood S-34 ,14'26" West for a distance of 145.03 ft. thence along property line adjoining Airport Baptist Church, S-03 ,18'39" for a distance of 94.12 ft. thence along property line of Waymon A. Smith for a distance of 50.49 ft. thence to a line S-55 , 56'29" for a distance of 265.80 ft. to original pin.

Property covers 1.597 acres.

Drawn from platt of 1/10/81 for Joseph Pazdan.

This is the same property conveyed by deed of Manley Furman Haywood and Nannie Elizabeth Haywood Rogers recorded in Deed Book 1087 Page 188 and Deed Book 1125 Page 102 recorded 9-12-78 and 5-2-80.

NOV 24 1981

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY STAMP
NOV 24 1981

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 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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