



MORTGAGE OF REAL ESTATE

IN FAVOR OF WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jimmie A. and Doris N. Pollard

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

Southern Discount Mortgage Company  
Mauldin, Square  
Mauldin, S.C. 29662

(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 **Twelve Thousand One Hundred Thirty Two & Fifty Five/100s Dollars (\$12,132.55)** due and payable

in Eighty Four (84) monthly installment of Two hundred Fifty Five Dollars (\$255.00) with First installment due April 20, 1982 and Final installment due March 20, 1989

with interest thereon from date at the rate of **18.00%** 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 and 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**

All that piece, parcel or lot of land together with building and improvements thereon lying on the Southern side of Chelsea Circle, in Greenville County, South Carolina, being shown and designated as Lot no. 40 on plat of Kirkwood Heights made by Pickell & Pickell Engineers, inc. dated October, 1954 and recorded in the RMC Office for Greenville County, S.C. in Plat Book E, pages 110 and 111, reference to which is hereby made for the metes and bounds thereof. The above described property is the same conveyed to the Grantor by deed of Clyde J. Moore and Irenee G. Moore recorded in the RMC Office for Greenville County in deed book 847 at page 415 and is hereby conveyed subject to rights of way, easements, roadways, setback lines and building restrictions applicable to Kirkwood Heights of Public record.

Derivation: Lindsey Builders, Inc. Sept. 10, 1968  
Grantor: Claude J. Moore & Irenee G. Moore



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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 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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