

MORTGAGE OF REAL ESTATE

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1569 PAGE 660

12 40 PM '82

MORTGAGE OF REAL ESTATE

GREENVILLE, S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Priscilla Ann and Marion Lee Sloan, Jr.,
Greenville County, South Carolina

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

Lavenia S. Young

(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 Fourteen Thousand and no/100

Dollars (\$ 14,000.00) due and payable

in monthly installments of One Hundred Seventy Seven and 13/100.....Dollars (\$177.13) commencing the first day of June 1982 and on the first day of each month thereafter until the principal and interest are fully paid. Final payment shall be due and payable on the first day of June 1997. All payments shall be with interest thereon from June 1, 1982 at the rate of 13 3/4 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 GREENVILLE

ALL that parcel, piece or lot of land in Greenville Township, Greenville County, State of South Carolina, known as Lot No. 2, of the Hicks Subdivision just beyond corporate limits of the City of Greenville, near the Rutherford Road and East of said road fronting on a Street or lane extending into said road, as per plat thereof made by Fitzpatrick Terry Company, September 1, 1920, for H. C. Carlton, and recorded in Plat Book F, Page 19, and being the same property conveyed to Duff Gamble for Alma L. Hicks by deed dated May 19, 1923, and recorded in Book 88, Page 231.

This is the same property conveyed to the American Building and Loan Association by E. Irman, Master by his deed dated July 18, 1930 and recorded in the R.M.C. Office for Greenville County in Book J, Page 253. This also is the same property conveyed to grantor by will of Robert Smith dated 1952 who died testate, and found in W-611-11 of the Probate Court for Greenville County, State of South Carolina.

Being the same property conveyed to mortgagors by deed of Lavenia S. Young dated April 29, 1982 and recorded in the R. M. C. Office for Greenville County in Deed Book 1166, at Page 591.

MORTGAGEE'S ADDRESS:

1700 Patton Avenue
Charlotte, N. C. 28216

Mortgagors do hereby agree that said mortgage shall be nonassumable and in the event of sale by either Mortgagor the full mortgage balance shall immediately become due and payable to the Mortgagee.

RECORDED
DOCUMENTARY
MAY 1982

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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