

MORTGAGE OF REAL ESTATE

BOOK 1570 PAGE 336

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

REC'D
S. C.
MORTGAGE OF REAL ESTATE
PH 182
TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE S. C.
GREENVILLE OFFICE SUPPLY CO. INC.

WHEREAS, Rudolph D. Almaraz and Carolyn L. Almaraz

(hereinafter referred to as Mortgagor) is well and truly indebted unto Doris Allen Bunch, Betty A. Kiser and Geneva A. Bowling

(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 Nineteen Thousand and No/100-----

Dollars (\$ 19,000.00) due and payable

as set forth in promissory note of even date

with interest thereon from _____ date _____ 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 Greenville

ALL that piece, parcel or lot of land lying, being and situate in the Village of Fork Shoals, County and State aforesaid, known as Lot No. 31 on a plat of the subdivision entitled "The Residential Property of Fork Shoals, S. C. of Reigel Textile Corporation", made by Pickell & Pickell, dated February 1953 and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book BB at pages 156 and 157 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of the Pelzer Road, now known as the Berry Road, at the joint front corner of Lots Nos. 31 and 32, which iron pin is situate 102 feet north of the intersection of Lickville Road and Pelzer Road, now Berry Road, and running thence along the Pelzer Road or Berry Road, N. 24-49 W. 75 feet to an iron pin at corner of Lot No. 30; thence along the line of Lot No. 30 N. 65-11 E. 138 feet to an iron pin; thence S. 24-35 E. 32.4 feet to an iron pin on property owned by others; thence S. 62-45 W. 45 feet to an iron pin; thence S. 27-15 E. 40.7 feet to an iron pin at the rear corner of Lot No. 32; thence along the line of Lot No. 32, S. 65-11 W. 94.6 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by Deed of Doris Allen Bunch, Betty A. Lollis and Geneva A. Bowling of even date to be recorded herewith in the RMC Office for Greenville County, S. C.

A five (5%) per cent penalty shall be assessed against the Mortgagors for payments not received by the tenth (10th) of the month. Mortgagors have the right to delay payments for June, July and August, 1982 until September 1, 1982 and Mortgagees shall not commence legal proceedings or assess late charges until September 1, 1982.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
70760
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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