

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, ~~Smith~~ & Thomason, Attorneys at Law, Greenville, S. C.

FILED
SEP 3 4 11 PM '82
DONNIE J. TANKERSLEY
R.M.C.
c/o Leroy Cannon Realty
801 Mills Avenue
Greenville, S.C. 29605

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Paul S. Goldsmith and Nancy C. Goldsmith
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Leroy Cannon Realty, Inc.

(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 Thirty-six Thousand, Five

Hundred and No/100-----DOLLARS (\$ 36,500.00),

with interest thereon from date at the rate of Ten (10) per centum per annum, said principal and interest to be repaid: in 60 monthly installments of \$331.68, commencing October 1, 1982, with like payments on the same date of each month thereafter until September 1, 1987, at which time, the entire outstanding principal balance and any accrued interest shall become immediately due and payable.

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, marked No. 6 on plat of property of Marydale Subdivision which is of record in the R.M.C. Office for Greenville County in Plat Book MM at Page 186, and which is more particularly described according to said plat as follows:

BEGINNING on the north side of Danhart Street at the joint corners of Lots 6 and 7; thence N. 36-45 W. 228.5 feet along the line of Lot 7 to rear corner thereof; thence S. 64-38 W. 247 feet to railroad right-of-way; thence S. 63-47 E. 311.5 feet along railroad right-of-way to point on Danhart Street; thence N. 53-15 E. 100 feet along Danhart Street to point of beginning.

This being the same property conveyed unto Paul S. Goldsmith and Nancy C. Goldsmith by Deed of Leroy Cannon Realty, Inc., dated of record in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1173 at Page 263

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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