

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
FILED
DEC 13 11 43 AM '83
R.M.C. HENSLEY

Vol 1639 p. 692

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, MARY LEE SHIRLEY AND RALPH M. BOLT

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

AUDREA G. WATSON, TRUSTEE FOR RUSH PRICE WATSON

(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 THOUSAND AND NO/100----- Dollars (\$ 30,000.00) due and payable
IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE
HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from 1-5-1984 at the rate of 11% per centum per annum, to be paid: monthly

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, being known and designated as Lot No. 41, of a subdivision known as Homestead Acres, as shown on a plat prepared by J. Mac Richardson, Engineer, dated November, 1959, and recorded in the RMC Office for Greenville County in Plat Book RR at Page 35, and having, according to said plat, such metes and bounds as will appear thereon.

THIS is the same proeprty conveyed to the Mortgagors herein by deeds of John Michael Jost and and Joan M. Jost dated December 3, and recorded simultaneously herewith.

The Mortgagors agree that they will not permit the assumption of this mortgage by any subsequent purchaser of the property described herein and that all sums secured hereunder shall become due upon the sale of this property by the Mortgagors.

THE Mortgagee shall not charge the Mortgagor any penalties, interest, fees or costs should the Mortgagor choose to prepay any or all sums due hereunder.

Mortgagee's Address:

P.O. Box 5422
Greenville, S.C.
29606

RECORDED
-- DE 13 83 1031

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.