

STATE OF SOUTH CAROLINA  
COUNTY

MORTGAGE OF REAL ESTATE

BY AND WITHIN THE STATE OF SOUTH CAROLINA

WHEREAS

Allan D. Jeffery and Mary M. Jeffery

hereinafter referred to as Mortgagors and duly elected and CN MORTGAGES, INC., P.O. Box 10242

Federal Station, Greenville, South Carolina 29603

the latter referred to as Mortgagor as evidenced by the Mortgagor's printed name and given date hereinafter, the terms of which are as follows:

Six Thousand Four Hundred Forty-two and 21/100-----

Dollars 6442.21 Due and payable

In Sixty (60) consecutive monthly installments of One Hundred Forty-nine and 89/100 (\$149.89) dollars, beginning on February 17, 1979, and on the same day of each month thereafter until paid in full.

and entered thereon on January 17, 1979 at the rate of 14.00 per cent per annum to be paid

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagor 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 purpose.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and in any other and further sum or sums the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the sum of Three Dollars (\$3) left in the Mortgagor's hand well and truly paid to the Mortgagor at and before the sealing and delivery of this present, the right whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor its successors and assigns,

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southern side of Northside Circle and being known and designated as Lot No. 4 on a plat of NORTHSIDE HEIGHTS recorded in the RMC Office for Greenville County in Plat Book MM at Page 89, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is the same property conveyed to the Mortgagors herein by deed of James E. Phipps, recorded in the RMC Office for Greenville County on October 2, 1978 in Deed Book 1089, Page No. 56.

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I, writer, will, all and singular rights, members, tenements, and appurtenances to the above described property, and was student of upper classes and son of the Rev. Dr. W. H. and Mrs. W. H. Jeffery, who had taught me and my family in history, reading, and writing, and in other subjects taught, instructed, or taught me in my memory, during the time of the purchase thereof, that all debts and judgments of whatever kind due from me to the above named persons, shall be paid by me to the said persons.

REBATE AND TO HOLD. I do and do hereby make and declare the following Rebate and Hold:

The Mortgagor certifies that it is lawfully located at the place where the above described property is situated, that it is lawfully held and is lawfully authorized to sell, convey or encumber the same, and that the premises are free of all liens, taxes and encumbrances except as provided herein. The Mortgagor further certifies to warrant and defend all and singular the said premises to the Mortgagor forever, from and against the Mortgagor and all persons whomsoever, holding the same, or claiming the same, or any part thereof.

The Mortgagor further certifies and warrants as follows:

(1) That the Mortgagor will cause the Mortgagor to hold the above described property subject to the terms of the Mortgage, for the term of years, commence from the date of execution, reported to the office of the Clerk of the County Court, the County Clerk also recording the Mortgage for one hundred dollars, delivered ready-made, to the said Mortgagor by the Mortgagor to the Mortgagor to hold the same, and to defend the same, and to pay all taxes, assessments, and expenses incident thereto, and to keep the same in good condition, and to pay all mortgage debt and all expenses incurred in demand of the Mortgagor, and to pay all interest thereon.

(2) That the Mortgagor will cause the Mortgagor to hold the above described property subject to the terms of the Mortgage, for the term of years, commence from the date of execution, reported to the office of the Clerk of the County Court, the County Clerk also recording the Mortgage for one hundred dollars, delivered ready-made, to the said Mortgagor by the Mortgagor to the Mortgagor to hold the same, and to defend the same, and to pay all taxes, assessments, and expenses incident thereto, and to keep the same in good condition, and to pay all mortgage debt and all expenses incurred in demand of the Mortgagor, and to pay all interest thereon.

(3) That the Mortgagor will cause the Mortgagor to hold the above described property subject to the terms of the Mortgage, for the term of years, commence from the date of execution, reported to the office of the Clerk of the County Court, the County Clerk also recording the Mortgage for one hundred dollars, delivered ready-made, to the said Mortgagor by the Mortgagor to the Mortgagor to hold the same, and to defend the same, and to pay all taxes, assessments, and expenses incident thereto, and to keep the same in good condition, and to pay all mortgage debt and all expenses incurred in demand of the Mortgagor, and to pay all interest thereon.

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