

GREENVILLE
S.C.
NOV 20 11 20 AM '80
BONNERSLEY

1525 1192

Real Estate Mortgage

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 13th day of November, 1980, by A. Gerald Stroud and Lois C. Stroud hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of SIX THOUSAND TWENTY FIVE DOLLARS AND no/100 (\$ 6,025.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of Ninety Five Dollars and 36/100 (\$ 95.36) Dollars each, the first instalment being due December 15, 1980, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property

ALL that piece, parcel or lot of land, situate, lying and being in the Town of Simpsonville, County of Greenville, State of South Carolina on the Southern side of Newgate Drive and being known and designated as Lot No. 104 on Plat of Bellingham Section 2, recorded in the RMC Office for Greenville County in Plat Book 4-N at page 79, and havings, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Newgate Drive at the joint front corner of Lots 104 and 105 and running thence along the curve of said Drive N. 61-37 E. 45 feet to an iron pin; thence along the joint line of Lots 103 and 104 S. 24-42 E. 128.9 feet to an iron pin; thence S. 40-04 W. 85 feet to an iron pin; thence N. 71-17 W. 84.5 feet to an iron pin; thence along the joint line of Lots 104 and 105 N. 16-33 E. 136 feet to the point of beginning.

THIS is the same property conveyed to the mortgagors herein by deed of John R. Buzby and Anna M. Buzby (now Anna M. Fender), dated November 13, 1980 and recorded simultaneously herewith.

THIS is a second mortgage junior in lien to that mortgage held by Collateral Investment Company dated October 18, 1976 and recorded in the RMC Office for Greenville County in Book 1380 at page 640 in the original amount of \$29,200.00 and having a present balance of \$28,216.03.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
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TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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