

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

BOOK 1550 PAGE 59

AUG 17 12 11 PM '81
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C

WHEREAS, A. June Lennon

(hereinafter referred to as Mortgagor) is well and truly indebted unto Richard H. Heishman and Cherie S. Heishman

(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-seven Thousand, Nine Hundred, and no/100ths

Dollars (\$37,900.00) due and payable

with interest thereon from even date at the rate of eleven (11) per centum per annum, to be paid: as set forth in said note.

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, Butler Township, being known and designated as Lot 9 on plat of Glenwood Acres, according to plat prepared by C. C. Jones, Engineer, dated December 1951, recorded in Plat Book AA, Page 183 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Elmira Street at the joint front corner of Lots 9 and 9 and running thence with the joint line of said Lots, S 25-24 E 167.3 feet to an iron pin in line of Lot 11; thence with the line of said Lot, N 60-51 E 90.2 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence with line of said Lots, N 21-46 W 161.6 feet to an iron pin on the southeastern side of Elmira Street at the joint front corner of Lots 9 and 10; thence along said Street, S 64-36 W 100 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Mortgagee, this being a purchase money mortgage, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1153 Page 630, on August , 1981.

THIS mortgage, and the note secured hereby, are personal to the Mortgagor and are not transferable or assumable notwithstanding any other provisions of the note or this mortgage and any attempt to transfer this mortgage or the above described real property will constitute a default with the result of escalating the remaining balance as if payment had not been made.

STATE OF SOUTH CAROLINA
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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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