

GR: FILED
MORTGAGE OF REAL ESTATE -
S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

4 13 PM '82
H.M.C. SANDERSLEY

MORTGAGE OF REAL ESTATE

BOOK 1563 PAGE 886

15 GAUDY CENTRE
TAYLORS, SC 29687

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wayne M. Liverman and Dianna D. Liverman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dennis J. Pegram and Bruce J. Mizell

(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
Two Thousand, Five Hundred and 00/100ths----- Dollars (\$ 2,500.00) due and payable

with interest thereon from N/A at the rate of N/A per centum per annum, to be paid: as set for 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, near the City of Greenville, on the southwestern side of Pinehurst Drive, and being known and designated as Lot 25, Section B, of a subdivision known as "Pinehurst" a plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book S Page 77, reference to said plat being made for a more particular and complete description of said Lot.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Gettys L. Jones as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1099, Page 592 on March 30, 1979.

Mortgagor hereby agrees that he will not in any way further encumber the above described property at any time until this mortgage has been satisfied of record.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
FEB 17 1982
PR. 1123

400 8 23541801

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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