

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

10155 and 177
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FLORENCE E. MOTISHER

(hereinafter referred to as Mortgagor) is well and truly indebted unto
OSCAR J. CANO and SHIRLEY M. CANO,

(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

Dollars (\$ 30,000.00) due and payable

in 180 equal, consecutive monthly installments of \$322.29, beginning May 5, 1984, and continuing on the 5th day of each month thereafter until paid in full,

with interest thereon from April 5, 1984 at the rate of 10% 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

ALL that certain piece, parcel, or lot of land, situate, lying and being on the eastern side of Robinson Street, in the City and County of Greenville, State of South Carolina, being shown and designated as Part of Lot 27 on a Plat of Section C, STONELAND, recorded in the RMC Office for Greenville County in Plat Book A at Pages 337-345, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Robinson Street, said pin being 100 feet from the intersection of Robinson Street and West Croft Street, and running thence with Robinson Street, N 01-41 E, 45 feet to an iron pin; thence S 89-13 E, 108.75 feet to an iron pin; thence S 01-41 W, 45 feet to an iron pin; thence N 83-13 W, 108.75 feet to an iron pin, the point of beginning.

This is the same property conveyed by Oscar J. Cano and Shirley M. Cano to Florence E. Motisher by deed dated March 16, 1984, to be recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

Mortgagees' address: 10847 Eldora Avenue, Sunland, California 91040

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDS & CLERK
STAMP
APR 12 1984
TAX \$ 12.00

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 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.