

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
AUG 16 9 22 AM '81
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, GENE E. DeAMICIS AND TERRY I. DeAMICIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto NANCY N. COBB

(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 FIFTY EIGHT THOUSAND AND NO/100-----

----- Dollars (\$ 58,000.00) due and payable
IN equal monthly installments of Six Hundred Eleven and 32/100 (\$611.32)
Dollars per month Beginning September 1, 1981 and continuing monthly for
Twenty-Five (25) years until paid in full.

with interest thereon from August 17, 1981 at the rate of 12% per centum per annum, to be paid: AS SET
OUT ABOVE.

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

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as Lot 15 on a plat of Wellington Green recorded in Plat Book YY at Page 29 in the R.M.C. Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Melbourn Lane at the joint front corner of Lots Nos. 16 and 15 and running thence with said common line N. 37-41 E. 174.9 feet to a point; thence running N. 59-53 W. 124.0 feet to a point; thence running S. 30-05 W. 165.4 feet to a point; thence running with Melbourn Lane S. 60-13 E. 61.8 feet to a point; thence continuing S. 47-55 E. 39.9 feet to the point of beginning.

The above property is shown on a plat of property of Gene E. DeAmicis and Terry I. DeAmicis recorded in Plat Book 8-5, at Page 74, R.M.C. Office, Greenville County, South Carolina.

Derivation: Deed Book 1153, Page 679 - Nancy N. Cobb 8/17/81

THIS mortgage, and the note it secures, cannot be transferred or assigned without the prior written approval of the Mortgagee.

There will be a 5% late charge for any payment received after the 15th day of the month.

Should this mortgage and the note it secures be paid in full prior to January 1, 1982, there will be a prepayment penalty of one month's interest. Thereafter, there will be no prepayment penalty.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
AUG 16 1981
TAX
\$ 22.20

400 8 32481801

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.

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