

MORTGAGE OF REAL ESTATE

BOOK 1590 PAGE 427

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }  
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

REC'D  
 5 04 PH '82  
 J. H. W. WALKER  
 H.L.C.

WHEREAS, I, JOSEPH B. STEVENS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto TRACY DUGGAN

(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 NINE THOUSAND AND NO/100

Dollars (\$9,000.00) due and payable \$202.49 per month for 5 years, first payment to be February 1, 1983, with right to anticipate the full amount at any time without penalty (It is agreed that if the loan is pre-paid, that the amount due will be based on the amount shown on the amortization schedule that both parties have in their possession.)

with interest thereon from date at the rate of 12½ per centum per annum, to be paid: monthly

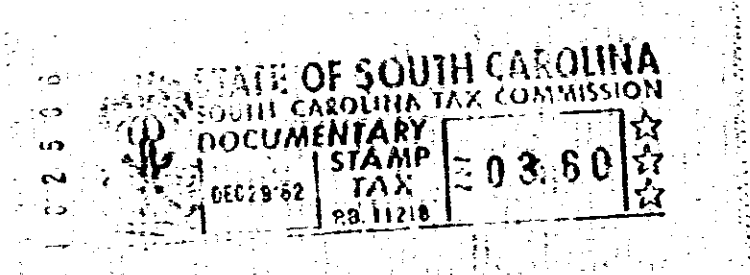
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Greenville, being known and designated as Lot No. 91 of the Morgan Hill Lands, near Monaghan Mill, and being more completely described as follows:

BEGINNING at stake on the east side of Parker Avenue and running thence in an easterly direction 197 feet along line of Lot No. 90 to a stake; thence 54 feet in a northerly direction along the line of Lot No. 88 to a stake; thence 198 feet in a westerly direction along line of Lot No. 92 to a stake on Parker Avenue; thence in a southerly direction along line of said Parker Avenue 58 feet to the beginning corner.

This being a portion of the same property conveyed to the Mortgagor herein by deed of Addie Henderson and Joan E. Nalley on July 31, 1979, recorded in the RMC Office for Greenville County on July 31, 1979, in Deed Book 1108, page 271.



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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.