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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, RANDY MATHENA

(hereinafter referred to as Mortgagor) is well and truly indebted unto ERNEST EUGENE OELAND, TRUSTEE FOR AILEEN P. OELAND ESTATE

(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 **Forty Thousand Six Hundred Seventy-seven and**

75/100----- Dollars (\$40,677.75) due and payable

Pursuant to the terms of promissory Note of even date

with interest thereon from **March 30, 1984** the rate of **Twelve** 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**.

ALL that piece, parcel or property shown as property of Aileen P. Oeland Estate, designated as Lot No. 10, by plat dated March 6, 1984, prepared by Jones Engineering Service and beginning at the corner of Lot No. 10 on Oeland Drive, 96 feet more or less from Simpson Drive, in the City of Greenville, State of South Carolina, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the corner of said Drives and running thence N. 28-00 W. 100 feet to the corner of Lot No. 9; thence with the line of said lot, N. 62-00 E. 72 feet to the rear corner of lots; thence S. 28-30 E. 100 feet to an alley; thence along said alley, S 62-00 W. 72 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagor herein by deed of even date from Ernest Eugene Oeland, Trustee for Aileen P. Oeland Estate to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX \$ 16.28

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.

4. 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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