

Vol 1885 620

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

APR 11 11 48 AM 1984
DORRIS W. WINSLEY

WHEREAS, **RANDY MATHENA**

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul J. Oeland Trust, Ernest Eugene Oeland and Mildred O. Simpson, Trustees

(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 **Sixty-four Thousand Eight Hundred Twenty-two and 25/100**-----Dollars (\$ 64,822.25) due and payable

Pursuant to the terms of Note of even date

with interest thereon from **March 30, 1984** at 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

ALL that piece, parcel or lot of land in the City of Greenville, State of South Carolina on Oeland Drive and described according to a plat of property of Paul J. Oeland Trust dated March 6, 1984 by Jones Engineering Service, and being known and designated as Lot Nos. 9 and part of Lot No. 8, according to said plat and having the following metes and bounds, to-wit:

BEGINNING at a point 196 feet plus or minus from Simpson Drive and running thence N. 28-00 W. 150 feet; thence through Lot No. 8, N. 62-00 E. 72 feet; thence S. 28-31 E. 150 feet to the rear corner of Lots 9 and 10; thence with the line of Lots 9 and 10, S. 62-00 W. 72 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagor by deed of Paul J. Oeland, Trust, Ernest Eugene Oeland & Mildred O. Simpson, Trustees of even date to be recorded herewith.

SC70 --- 1 AP04 84 632

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
APR-84 25.96
FR 11219

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.

0.62

4328-17-2