

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1975 OCT 11 11 33 AM
DONNIE S. TANNER, CLERK
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Boyce J. Fagan and Marica A. Fagan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gary L. Styles and Connie W. Styles

(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

Three Thousand and No/100 ----- Dollars (\$ 3,000.00) due and payable

at the rate of \$46.76 per month, each and every month with the first payment being due October 1, 1975

with interest thereon from date at the rate of 8% 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, O'Neal Township, and having, according to a plat prepared by Terry T. Dill, dated July 13, 1972, recorded in the R. M. C. Office for Greenville, S. C. in Plat Book 4-U at page 77, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Langley Road at the corner of other property of George E. Mappin and Roberta L. Mappin and running thence along the line of other property of the Mappins, S. 26-00 E. 200 feet to an iron pin; thence continuing along the line of other property of the Mappins, N. 64-00 E. 110 feet to a point in the center of a creek; thence along the center of said creek, the traverse line being, N. 21-50 W. 201 feet to a point on the south side of Langley Road; thence along Langley Road, S. 64-00 W. 125 feet to the beginning corner.

This is a second mortgage, junior in lien to that mortgage given by the Mortgagors to First Federal Savings and Loan Association of Greenville in the amount of \$23,055.96.

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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 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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