

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
1 33 20 1976
COMM. S. T. HENSLEY

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

WHEREAS, WADE L. LANIER, SR. AND LOUISE I. LANIER

hereinafter referred to as Mortgagor) is well and truly indebted unto MONTBOMERY, INCORPORATED

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

Two Thousand One Hundred Sixty-Three and no/100 Dollars (\$ 2,163.00 due and payable

with interest thereon from July 1st, 1976 at the rate of 9% per centum per annum, to be paid in level monthly payments of \$45.67, such payments being due and payable on the first day of each month hereinafter until the indebtedness is fully paid.

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, the Mortgagee's heirs, 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, shown as Lot 150 on plat of Section 2, Bellingham on plat recorded in Plat Book 4N at Page 79 and having such courses and distances as will appear by reference to said plat.

Derivation: Deed Book 1022 at Page 977.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

It is acknowledged by the Mortgagor and Mortgagee that this mortgage is junior to that certain lien recorded in the R.M.D. Office for Greenville County in Mortgage Book 1302, Page 77. Such mortgage heretofore having been duly assumed by the Mortgagor herein.



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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