

JUL 31 10 27 AM '78

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CONNIE S. PARKERSLEY
R.M.C.

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

WHEREAS, NORMAN R. ACKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN L. BRUIN

(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

ELEVEN THOUSAND FIVE HUNDRED AND NO/100 ----- Dollars (\$ 11,500.00) due and payable
in 120 monthly payments of \$139.53

with interest thereon from date at the rate of 8% per centum per annum, to be 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, its successors and assigns:

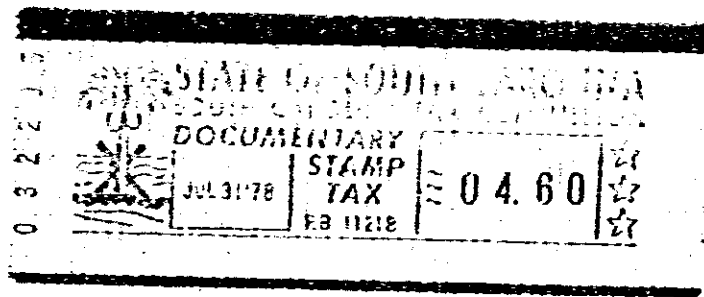
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the south side of Sixth Street in Judson Village at the northwest corner of adjoining land now or formerly of George W. Martin and Katherine N. Martin and running thence along the west side of land now or formerly of George W. Martin and Katherine N. Martin, S. 6-07 W., 80 feet to an iron pin on the southwest corner of land now or formerly of George W. Martin and Katherine N. Martin; thence N. 83-53 W., 87.3 feet to an iron pin; thence N. 10-16 W., 139.6 feet to an iron pin on the south side of Sixth Street; thence along the south side of Sixth Street, S. 60-48 E., 137.6 feet to the point of beginning.

This is the same property conveyed to the mortgagor by Deed of John L. Bruin recorded July 31, 1978 in Deed Book 1084 at Page 196, RMC Office for Greenville County.

This mortgage is second and junior in lien to that mortgage given to Family Federal Savings and Loan Association dated July 28, 1978 in the amount of \$34,000.00 recorded in Mortgage Book 1439 at Page 690, RMC Office for Greenville County.

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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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