

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MAR 28 9 05 AM '79
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, E. Croft Bradley, III and Linda J. Bradley
(hereinafter referred to as Mortgagor) is well and truly indebted unto E. Croft Bradley, Jr.

(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 Ten Thousand Five Hundred and 00/100 -----
----- Dollars (\$ 10,500.00) due and payable

on demand, with no interest thereon,

with interest thereon ~~XXX~~ at the rate of -8- per centum per annum, ~~to be paid~~ in the event of a default under the terms hereunder.

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, on the southwestern side of Forest Hills Drive, in Chick Springs Township, being known and designated as Lot No. 21 on Plat entitled FOREST HILLS, prepared by Carolina Engineering & Surveying Co., dated November 17, 1964, recorded in the RMC Office for Greenville County in Plat Book BBB, at Page 45 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Forest Hill Drive at the joint front corner of Lots Nos. 21 and 22 and running thence with the common line of said Lots S. 54-31 W. 175 feet to an iron pin; thence S. 35-29 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 20 and 21; thence with the common line of said Lots N. 54-31 E. 175 feet to an iron pin on the southwestern side of Forest Hill Drive; thence with said Drive N. 35-29 W. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Francis L. Scollon, Jr. and Bonnieta C. Scollon, dated November 28, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1069, at Page 273 on November 29, 1977.

This mortgage is junior in lien to that certain mortgage given by Edward Croft Bradley, III and Linda J. Bradley to First Federal Savings and Loan Association of Greenville, South Carolina, in the original amount of \$35,600.00, dated November 28, 1977, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1417, at Page 172.

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RECORDARY
TAMP
TAX \$ 04.20
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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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