

MORTGAGE
Law Offices of Priskey, Latman, & ...
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
S.C.

1411-110

SEP 27 AM '79

WHEREAS, Kenneth L. Ward and Charlene F. Ward

hereinafter referred to as Mortgagor is well and duly indebted unto Otis L. Allen

(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

Eight thousand four hundred seventy eight and 13/100----- Dollars (\$8,478.13) due and payable in equal consecutive monthly installments each in the amount of \$100.00 beginning September 15, 1979 and continuing in a like amount each and every month thereafter until the entire indebtedness evidenced by this note is paid in full

with interest thereon from date at the rate of nine 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, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee 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, in the Town of Mauldin, and shown as Lot No. 78, Rosewood Circle, of Peachtree Terrace, Section 2, and recorded in the RMC Office for Greenville County in Plat Book BBB at page 154 and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Rosewood Circle at the joint front corner of Lots 78 and 79 and running thence with the joint line of said lots, S. 53-04 E. 261.9 feet to an iron pin on the line of property of A. R. Wallace and C. F. Davis; thence with the Wallace and Davis line, S. 21-16 W. 122.3 feet to an iron pin; thence along the rear lines of Lots 76 and 77, N. 48-23 W. 258.4 feet to a point on the southeastern side of Rosewood Circle; thence with the side of said Circle, N. 50-14 E. 15 feet to an iron pin; thence N. 40-00 E. 82 feet to an iron pin at the point of beginning.

THIS IS A SECOND MORTGAGE, junior in lien to that certain mortgage given by Kenneth L. Ward and Charlene F. Ward to United Federal Savings and Loan Association on August 31, 1979 and being recorded in the Greenville County RMC Office on September 6th, 1979 in Mortgage Book 479 at page 224.

This is the same property conveyed to the mortgagors by deed of Leake & Garrett, Inc. dated August 31, 1979 and recorded in the RMC Office for Greenville County in Deed Book 410 at page 821.

The mortgagee's address is:

GCTO ----- SEP 6 79 934

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA

Together with all and singular rights, franchises, and appurtenances thereto in anywise connected or appertaining and all of the rents, issues, and profits which may arise or be had thereon, and all other things in anywise connected or appertaining thereto, now or hereafter attached, connected, or fitted thereto in any manner, it being the intent of the Mortgagor that the same, together with the 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 successors and assigns forever. The Mortgagor covenants that it is lawfully seized of the premises hereinafter described, that it has good right and is lawfully authorized to sell, convey or otherwise dispose of the same, and that the same are not subject to any legal claims or encumbrances except as provided herein. The Mortgagor further covenants to warrant and defend the title to the premises hereinafter described to the Mortgagee, his heirs, them and against the Mortgagor and all persons who assert lawfully adverse claims thereto.

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