

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.

BOOK 1484 PAGE 791

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

WHEREAS, ROGER H. SHRADER, SR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto KENNETH L. CASSELL

P.O. Box 451
Simpsonville, S.C. 29681

(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 Four Hundred Fifty-six and 87/100

Dollars (\$ 456.87) due and payable

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid:

as per the terms of said note.

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, near the Town of Fountain Inn, as shown on a plat designated "Property of Archie L. Keefe" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4Y at page 144, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Putnam Road (formerly Babbtown Road) at the joint front corner of the premises herein described and property now or formerly of R.J. Boyd and running thence N61-27E 431.1 feet to an iron pin; thence S31-26E 158 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Anna C. White, S64-13W 75 feet to an iron pin; thence S74-50W 130 feet to an iron pin; thence S67-07W 250 feet to an iron pin on the northeastern side of Putnam Road (formerly Babbtown Road); thence with the northeastern side of Putnam Road (formerly Babbtown Road), N22-10W 100 feet to the point of beginning.

This is that property conveyed to mortgagor by deed of Kenneth L. Cassell dated and filed concurrently herewith.

This is a second mortgage junior to that to Thomas & Hill, Inc. (now The Kissell Company) recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1274 at page 207.

STATE OF SOUTH CAROLINA
DOCUMENTARY
RECORDED
MAY 10 1979
SIMPSONVILLE, S.C.

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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