

STATE OF SOUTH CAROLINA } DONN TANKERSLEY } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } R.M.C. } TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, BETTY L. R. KEMP,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN W. LANDRIGAN AND ISABELLE M. LANDRIGAN,

(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 Nine Thousand and No/100-----

Dollars (\$ 9,000.00-----) due and payable

in monthly installments of \$113.94 for a period of five (5) years beginning December 1, 1979 and continuing until November 1, 1984; the remaining balance of approximately \$5,597.95 will be due and payable in a lump sum on December 1, 1984;

with interest thereon from date at the rate of ten (10%) 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 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

All that piece, parcel or lot of land lying, being and situate on the northeastern side of Chateau Drive, in the County of Greenville, State of South Carolina, and shown and designated as Lot No. 126 on Plat entitled MERRIFIELD PARK, Section 1, prepared by C. O. Riddle in October 1967, and recorded in the R.M.C. Office for Greenville County in Plat Book "000" at Page 177, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Chateau Drive at the joint front corner of lots 126 and 127 and thence running with the common line of said lots N. 44-24 E. 182.5 feet; thence S. 76-55 E., 50 feet to joint rear corner of Lots 125 and 126; thence with the common line of said Lots S. 12-38 W. 196.1 feet to an iron pin on the northeastern side of Chateau Drive; thence running with said Drive N. 76-51 W., 60 feet; thence continuing with said Drive N. 56-01 W., 60 feet to iron pin; thence N. 45-36 W., 35.8 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of John W. Landrigan and Isabelle M. Landrigan to be recorded herewith.

This mortgage is second and junior in lien to that mortgage given to Cameron Brown Company in the original amount of \$34,000.00, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1251, at Page 285, having a current principal balance of \$30,964.49.

5010 -----2 NO 7 79 . 687

RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF SOUTH CAROLINA
DOCUMENTARY
1979 NOV 15 10 00 AM

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.

576

4328 RV.2