

Mortgagee's Address: Route 7, Townville, SC 29689

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

1487 931

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
NOV 13 10 42 AM '79
S. TANNERSLEY
R.M.C.

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

WHEREAS, John E. Center and Debra W. Center

(hereinafter referred to as Mortgagor) is well and truly indebted unto Louis T. Bagwell, 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 Eleven Thousand One Hundred & No/100 (\$11,100.00)

-----Dollars (\$ 11,100.00 due and payable
in 120 equal payments of \$146.70 each with the first payment due
November 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 Greenville, known and designated as Lot No. 43 on plat of William M. Edwards property recorded in Plat Book S, Page 12, of the RMC Office for Greenville County, S.C., said lot having a frontage of 75 feet on the northeast side of Elaine Avenue, a depth of 290 feet on the northwest side, and a depth of 287.1 feet on the southeast side and a rear width of 75.05 feet.

This being the same property conveyed to the Mortgagors herein by deed of Louis T. Bagwell, Jr. of even date, to be recorded herewith.

in lien

This Mortgage is second and junior/ to that mortgage in favor of Aiken-Speir, Inc., recorded in Mortgage Book 1167, page 277, in the original amount of \$15,400.00.

GCTO --- 1 NOV 13 1979 439

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
13 NOV 1979

4.00CT

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.

4328 RV-2