

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

JAN 2 4 06 PM '80 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Aaron M. Landreth

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southeastern Insurance Service, Inc.

(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 Fifteen Thousand, Nine Hundred and no/100

Dollars (\$ 15,900.00) due and payable

in equal monthly installments of \$ 139.53 on the 2nd day of each and every month commencing February 2nd, 1980 until paid in full; payments applied first to interest, balance to principal and with the final payment due and owing thirty years from date hereof.

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, City of Greenville, at the intersection of Princeton Avenue and Columbia Circle and being shown as all of Lot 88 on plat of "College Heights" prepared by Dalton & Neves, Engineers in August, 1946, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book P at Page 75, reference to which is expressly craved for a more detailed description.

It is understood that this is a second mortgage and junior in lien to a prior mortgage now held by Carolina National Investment Co., Inc., which mortgage is recorded in the RMC Office for Greenville County, S. C. in REM Volume 950 at Page 553.

Being the same property conveyed to the mortgagor by deed of Southeastern Insurance Service, Inc. dated January 2, 1980 and being recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
RB 1173
0038

GCTO --- 1 JA02 80 1371

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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