

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
NOV 15 3 28 PM '80
S. C.
LAWYERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGE OF REAL ESTATE

REC: 1495 685

NTC

WHEREAS, I, CHARLES E. CHILDRESS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto LEONARD CHILDRESS

(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 TWENTY THOUSAND AND NO/100----- Dollars (\$ 20,000.00) due and payable

ON DEMAND

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

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, in Gantt Township, at the intersection of Fairfield Road and Pinson Drive as shown on a plat entitled Rainbow Heights of the Property of F. B. Pinson made April 19, 1954, and having according to said plat the following metes and bounds:

BEGINNING at iron pin on Fairfield Road at the joint front corner of Tracts 7 and 8 and running thence N. 54-00 E. 166 feet; running N. 5-05 E. 162.6 feet to Pinson Drive; thence along Pinson Drive N. 84-55 W. 141.4 feet to iron pin on Fairfield Road; thence along Fairfield Road S. 35-20 W. 145.5 feet to iron pin; running thence with the curve of Fairfield Road S. 2-40 E. 71.2 feet to iron pin; running thence S. 41-32 E. 109.9 feet to the point of beginning.

This being the same property conveyed to the Mortgagor and Mortgagee in Deed Book 1102, page 67, April 20, 1979, and being the one-half interest conveyed to Charles E. Childress by deed from Toni B. Childress on February 6, 1980, in Deed Book 1120, page 196.

This is a second mortgage and is junior to one held by Poinsett Federal Savings and Loan Association.

Mortgagee's Address:
90 S. Fairfield Rd.
Greenville, SC 29605

5000

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP \$ 2.00

Together with all and singular rights, members, hereditaments, 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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