

APPROVED FILED  
MORTGAGE OF REAL ESTATE  
S.C.

BOOK 1593 PAGE 19

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

2:40 PM '80  
WILKINSON  
WILKINSON

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Rt 2 Box 174  
Williamshurg, MI 49101

WHEREAS, Richard and Rachel Zaun

(hereinafter referred to as Mortgagor) is well and truly indebted unto Alfred Henry Hanna and Evelyn S. Hanna

(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 Thousand Dollars

Dollars (\$ 4,000.00 ) due and payable

with interest thereon from May 13, 1980 at the rate of 14 per centum per annum, to be paid according to the Promissory Note of even date.

WHEREAS, the Mortgagor may here after 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

All that lot of land in the State of South Carolina, County of Greenville being known and designated as Lot No. 25 on a plat entitled, Pecan Terrace, recorded in the R.M.C. Office for Greenville, County in plat book GG at page 9 and having, according to said plat, the following metes and bounds to wit:

BEGINNING at a point on the westerly side of White Horse Road, joint corner of Lots 24 and 25 and running thence S. 56-30 W. 183.5 feet; thence, N. 31-22 W. 60 feet to an iron pin at the rear corner of Lot 26; thence, with the line of Lot 26 N. 56-16 E. 177.2 feet to an iron pin on the westerly edge of White Horse Road; thence, along said road S. 36-02 E. 70 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Steven K. Craig and recorded of even date with this instrument.

This mortgage and lein is junior and second in nature to that certain mortgage held by Cameron Brown Company recorded in mortgage book 1050 at page 115, having a current balance of Six Thousand Four Hundred and Eighty Dollars and 26/100 (\$6,480.26) and an original balance of Eight Thousand Five Hundred Dollars and no/100 (\$8,500.00).

This is the identical property conveyed to the grantors by deed recorded in Deed Book 991 at Page 207 on December 21, 1973 by William H. Tripp and J.E. George.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA  
IN THE COUNTY OF GREENVILLE  
DOCUMENTARY  
MAY 13 1980  
STAMP  
1980

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 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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