

P.O. 81491  
Amen, S.C.

REC. 1505 687

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Dolores A. Weidner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Douglas G. Messer and Wanda T. Messer

(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

Eight Thousand and 00/100 ----- Dollars (\$ 8,000.00 ) due and payable  
in ninety-six (96) equal monthly installments commencing on July 1, 1980  
until paid, consisting of One Hundred Thirty and 2/100 (\$130.02) Dollars  
per month.

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 12% 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, near the City of Greenville, on the eastern side of Fairmont Avenue, and known and designated as Lot No. 49, of a subdivision known as Extension of Brookforest, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Page 17, said lot having such metes and bounds as shown thereon.

THIS mortgage is given in consideration of and is junior in rank to that mortgage in favor of Family Federal Savings and Loan Association of Greer, South Carolina, dated June 7, 1977 in the original amount of \$25,000.00, and being recorded in the R.M.C. Office for Greenville County, S.C., in Mortgage Book 1400, at Page 360,

DERIVATION: This being the same property conveyed to the Mortgagor herein by deed from the Mortgagees by deed dated June 2, 1980, said deed to be recorded herewith in Deed Book 1127, at Page 828.

RECORDED  
DOCUMENTARY  
JUN 20 1980  
GREENVILLE COUNTY, S.C.

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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.

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