

P.O. Box 158 Simpsonville, SC 29681

BOOK 1507 PAGE 913

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

RECORDED  
AUG 13 PM '80  
RILEY AND RILEY  
S.C.

WHEREAS, Paul T. Edelman and Cynthia C. Edelman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Golden Strip Realty, 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 -----

Seven Thousand Four Hundred and No/100----- Dollars (\$ 7,400.00 ) due and payable

in sixty (60) equal installments of One Hundred Sixty-Nine and No/100 (\$169.00) Dollars, beginning August 1, 1980 and continuing thereafter until paid in full

with interest thereon from date at the rate of thirteen 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, in the Town of Simpsonville, being known and designated as Lot No. 33 on Plat of Section 1, POINSETTIA Subdivision as shown by plat thereof, recorded in Plat Book BBB at page 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Fernwood Drive, which iron pin is located at the intersection of Lots Nos. 32 and 33 and running thence with the joint line of said lots N. 14-27 W., 162.7 feet to an iron pin; thence N. 72-50 E. 11.7 feet to a point; thence N. 77-40 E., 98.2 feet to an iron pin at the joint rear corner of Lots Nos. 33 and 34; thence with the joint line of said lots S. 10-54 E., 159.8 feet to an iron pin on the northerly side of Fernwood Drive; thence with the northerly side of Fernwood Drive S. 75-33 W., 100 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Golden Strip Realty, Inc. of even date, to be recorded herewith.

This mortgage is second and junior in lien to that certain note and mortgage in favor of Heritage Federal Savings & Loan Association dated July 15, 1980 in the original amount of \$45,600.00, to be recorded herewith.

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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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