

LAW OFFICES OF
MORTGAGE OF REAL ESTATE

LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

BOOK 1510 PAGE 163

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
S.C.
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W. W. WILKINS

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

WHEREAS, Mark S. Jayson and Louise Jayson

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. Walter Brashier

(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

One thousand four hundred fifty and 00/100-----

Dollars (\$ 1,450.00) due and payable

in five (5) equal annual installments each in the amount of \$290.00 plus interest on the unpaid balance

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, the Mortgagee's heirs, 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, and being known and designated as Lot 87 on plat of property of Lakewood on the Saluda (also known as Stoneledge), said plat being recorded in the RMC Office for Greenville County in Plat Book QQ at page 15 and having, according to said plat, metes and bounds as shown thereon.

This is the same property conveyed to the mortgagor by deed of Stoneledge, Inc. dated July 30, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1130 at page 100.

This is a second mortgage, junior in lien to that certain mortgage given by Mark S. Jayson and Louise Jayson to First Federal Savings and Loan Association on July 30, 1980 and being recorded in the RMC Office for Greenville County in Mortgage Book 1509 at page 285.

The above described property is more accurately shown on a more recent plat of Property of Mark S. Jayson and Louise Jayson made by Carolina Surveying dated July 30, 1980 and recorded in the RMC Office for Greenville County in Plat Book 8-C at page 81.

The mortgagee's address is: 850 Wade Hampton Blvd., Greenville, SC 29609

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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 is 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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