

700 E. North St.
Greenville, SC

MORTGAGE OF REAL ESTATE -

FILED

REC'D S.C.

BOOK 1511 PAGE 7

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} 1980

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
WESLEY

WHEREAS, GEORGE STEPHEN GREEN and LINDA O. GREEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN A. BOLEN, 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 Seventeen Thousand, Two Hundred, Fifty and No/100-----

Dollars (\$ 17,250.00) due and payable

upon the sale of property located at 320 Havenhurst Drive, Taylors, South Carolina.

~~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:~~

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, being shown and designated as all of Lot 108 and a 15 foot strip from the northern side of Lot 109, on a Plat of HOMESTEAD ACRES, Section II, recorded in the RMC Office for Greenville County in Plat Book XX at Page 143, and having, according to said plat, such metes and bounds as appears thereon.

THIS being the same property conveyed to the mortgagor herein by deed of James H. Edsall and Edna H. Edsall, dated May 14, 1976, recorded in the RMC Office for Greenville County, S.C. on May 14, 1976 in Deed Book 1036 at Page 332.

THIS mortgage is second and junior in lien to that mortgage given to Fidelity Federal Savings & Loan Association in the original amount of \$25,000.00, recorded in the RMC Office for Greenville County, S.C. on May 14, 1976 in Mortgage Book 1367 at Page 592.

RECORDED

RECORDED
MAY 14 1976
RMC OFFICE
GREENVILLE COUNTY, S.C.

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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