

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

OCT 21 2 29 PM '80 WHOM THESE PRESENTS MAY CONCERN:

DONNAE TANKERSLEY
R.M.C.

WHEREAS, L. H. Dean

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Belmont Corporation of Greenville

(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

Ten Thousand and no/100ths----- Dollars (\$10,000.00) due and payable

with interest thereon from even date at the rate of twelve (12) per centum per annum, to be paid as set forth in said note.

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, on the southeastern side of US Highway 29 near the City of Greenville, being known and designated as Lot 21 of Estate of Vance Edwards as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book P at Pages 128 and 129, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of US Highway 29 at the joint front corner of Lots 21 and 22 and running thence with the joint line of said lots S 47-98 E 208.7 feet to an iron pin; thence S 42-52 W 135 feet to an iron Pin at the joint rear corner of Lots 21 and 20; thence with the joint line of said lots N 47-08 W 208.7 feet to an iron pin on the southeastern side of US Highway 29; thence with said Highway N 42-52 E 135 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of the Belmont Corporation of Greenville as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1135, Page 870 on October 21, 1980.

THIS mortgage is junior and second in lien to that certain note and mortgage given by L. H. Dean to Piedmont Federal Savings And Loan Association of Spartanburg as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1521, Page 194, on October 21, 1980. This mortgage represents a purchase money mortgage being a portion of the purchase price paid to mortgagee for the above described property.

STATE OF SOUTH CAROLINA
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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 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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