

LAW OFFICES OF

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

MORTGAGE OF REAL ESTATE

BOOK 1524 PAGE 716

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
FILED

MORTGAGE OF REAL ESTATE

CO. S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

NOV 17 3 51 PM '80

WHEREAS, Michael W. Chewning and Glenda Sue Chewning
SONS
R.M.C. BRISLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Richard W. Borry, Jr.

(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

Four thousand six hundred forty nine and 97/100-----

Dollars (\$ 4,649.97) due and payable

in four installments of \$1,000.00 per year beginning July 1, 1981, plus interest on the unpaid balance, with the final installments being \$649.97 plus interest,

with interest thereon from _____ date _____ at the rate of 11% 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, on the southern side of Confederate Avenue and being known and designated as Lot 19 on a plat of Sheffield Forest recorded in the RMC Office for Greenville County in Plat Book AAA at page 47, reference being craved to said plat for a more particular metes and bounds description.

This is the same property conveyed to the mortgagors by deed of Richard W. Borry, Jr. recorded in the RMC Office for Greenville County in Deed Book 1137 at page 391 on November 17, 1980.

This is a second mortgage, junior in lien to that certain mortgage given by Michael W. Chewning and Glenda Sue Chewning to First Federal Savings and Loan Association on November 14, 1980 and being recorded in the RMC Office for Greenville County in Mortgage Book 1524 at page 692 on November 17, 1980.

The mortgagee's address is: 302 Heathwood Drive, Taylors, SC 29687

SOUTH CAROLINA
RECORDING COMMISSION
DOCUMENTARY
STAMP
NOV 17 1980

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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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