

P.O. Box 10165
GREENVILLE, S.C.
27603
FILED
CO. S. C.
JAN 30 3 37 PM '81
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
T. H. ERSLEY
R.M.C.

SECOND MORTGAGE

LONG, BLACK & GASTON
BOOK 1531 PAGE 276

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

WHEREAS, THOAMS EDWARD STAFFORD AND CAROLYN CORTE STAFFORD

(hereinafter referred to as Mortgagor) is well and truly indebted unto CAROLYN LILLAGORE

(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

TWENTY THOUSAND DOLLARS AND NO/100-----Dollars (\$ 20,000.00) due and payable
In one year from date or upon sale of home located at 508 Memorial Avenue, Bluefield, West Virginia, whichever occurs first.

with interest thereon from 1/20/81 at the rate of 12% per centum per annum, to be paid:
Monthly beginning February 20, 1981, in the amount of \$200.00 per month.

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:

ALL that certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being at the easterly intersection of Sweetwater Road and Creekside Road near the City of Greenville, South Carolina, being known and designated as Lot No. 413 on plat entitled "Map 3, Section 2, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at Page 2, and having, according to said platm the following metes and bounds ti-wit:

BEGINNING at an iron pin on the northerly side of Sweetwater Road, said pin being the joint front corner of Lots 412 and 413 and running thence with the common line of said lots N. 26-13-37 E., 158.11 feet to an iron pin, the joint rear corner of Lots 413 and 414; thence with the common line of said lots N. 75-50-24 W., 175.05 feet to an iron pin on the south-easterly side of Creekside Road; thence with the southeasterly side of Creekside Road S. 11-50-49 W., 60 feet to an iron pin; thence continuing with said road S. 9-32 W., 55.12 feet to an iron pin at the easterly intersection of Sweetwater Road and Creekside Road; thence with said intersection S. 33-14-20 E., 36.70 feet to an iron pin on the northerly side of Sweetwater Road; thence with the northerly side of Sweetwater Road S. 68-01-03 E., 109.27 feet to an iron pin, the point of beginning.

THIS mortgage is junior in lien to that certain mortgage from Cothran and Darby Builders, Inc. to First Federal Savings and Loan Association in the original principal amount of \$85,000.00, dated September 8, 1980, and recorded in the RMC Office for Greenville County, South Carolina, September 8, 1980, in Mortgage Book 1515 at page 154.

THIS is the same property conveyed to the mortgagors herein by deed of Cothran and Darby Builders, Inc., dated January 20, 1981, and recorded simultaneously herewith.

LONG, BLACK & GASTON

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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