

1535-621

SECOND MORTGAGE

LONG, BLACK & GASTON

7-3293

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
9 30 AM '81
R.M.C. OFFICE

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

WHEREAS, ROBERT DEAN KINDORF AND CONSTANCE J. KINDORF

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

GEORGE W. GRANT AND WANDA H. GRANT

(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

SIXTY NINE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 Dollars (\$ 69,750.00) due and payable

with interest thereon from date at the rate of 12% per centum per annum, to be paid:
One year from date, with purchasers specifically reserving the right to pay off any or all of the principal and/or interest within the one year.

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 on the Western side of Ponders Road, being known and designated as Lot No. 8 as shown on a plat of Sheet No. 5 of Huntington Subdivision, prepared by Piedmont Engineers and Architects, dated May 4, 1968, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WWW at Page 27, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Ponders Road at the joint front corner of Lots Nos. 7 and 8 and running thence with the line of Lot No. 7 N. 63-36 W. 472.9 feet to an iron pin in the line of property now or formerly of Croxton; thence with the line of the said Croxton property S. 5-49 E. 156.65 feet to an iron pin at the joint rear corner of Lots Nos. 8 and 9; thence with the line of Lot No. 9 S. 28-23 E. 329 feet to an iron pin on the northern side of Huntington Road; thence with the Northern side of Huntington Road S. 76-51 E. 95 feet to an iron pin; thence with the intersection of Huntington Road and Ponders Road N. 65-08 E. 39.4 feet to an iron pin on the Western side of Ponders Road; thence with the Western side of Ponders Road N. 27-07 E. 270 feet to the point of beginning.

THIS is the same property conveyed to the grantors herein by deed of Helen J. Croxton and Hugh B. Croxton, Jr., dated April 7, 1976, and recorded in the R.M.C. Office for Greenville County in Deed Book 1034, at Page 527.

THIS mortgage is junior in lien to that certain mortgage in favor of First Federal Savings and Loan Association, recorded in the R.M.C. office for Greenville County on March 20, 1981, in Real Estate Mortgage Book 1535 at page 617.

Mortgagor's Address:
Lot 8, Ponders Road
Greenville, S. C. 297607

LONG, BLACK & GASTON

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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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