

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
FILED
MAY 16 1 21 PM '81
DONNIE TANKERSLEY
R.M.C.

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

WHEREAS, BENJAMIN E. MORGAN
(hereinafter referred to as Mortgagor) is well and truly indebted unto DONALD L. STEGALL

(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

EIGHTEEN THOUSAND SEVEN HUNDRED SIXTY ONE & no/100 Dollars (\$ 18,761.00) due and payable \$270.00 on the 13th day of June, 1981 and a like amount on the 13th day of each and every month thereafter until the entire principal sum is paid in full; said installments to be applied first in payment of interest and balance to principal

with interest thereon from date at the rate of 12% per centum per annum, to be paid: monthly
The mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

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:

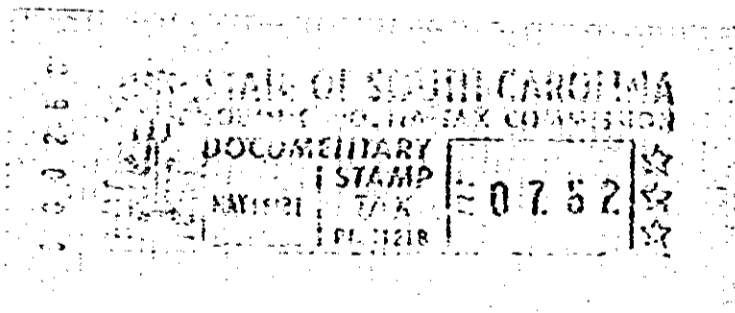
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being the greater portion of Lot 32 on plat of Riverside Farms, recorded in Plat Book K at page 101 and having, according to a more recent survey by Jones Engineering Service, dated April 1968 the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Edgemont Avenue at the corner of Lot No. 33 and running thence along said Avenue N. 63-32 W. 180 feet to an iron pin; thence N. 27-23 E. 175 feet to an iron pin; thence N. 63-25 W. 120 feet to an iron pin; thence N. 27-22 E. 158.9 feet to an iron pin (which iron pin is situate 109 feet from the joint rear corner of Lot Nos. 31 & 32); thence S. 68-51 E. 298.1 feet to an iron pin (which iron pin is situate 30 feet from the joint rear corner of Lot Nos. 32 & 33); thence S. 26-09 W. 355.4 feet to the point of beginning.

This is the same property conveyed to mortgagor by Donald L. Stegall by deed of even date herewith to be recorded.

Mortgagee address: 2569 White Horse Road
Greenville, S. C. 29611

This mortgage is junior in lien to that certain mortgage given by Donald L. Stegall to Myrtle W. Mull herewith to be recorded.



400 8 12241801

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 is 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.

4328 RV-2