

FILED
GREENVILLE CO. S.C.

BOOK 1542 PAGE 426

MAY 26 4 13 PM '81

JOHN J. HANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, B. WALLACE LITTLEJOHN AND GLORIA K. LITTLEJOHN

(hereinafter referred to as Mortgagor) is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION, 201 Trade Street, Fountain Inn, SC 29644

(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 Eight Thousand Seven Hundred Eighty-Two and 52/100ths ----- Dollars (\$8,782.52) and payable

as set forth by note of mortgagors of even date

with interest thereon from date at the rate of $\frac{7}{100}$ per note per centum per annum, to be paid per 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 for 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 place, 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, in the City of Mauldin, being known and designated as Lot No. 52 of Forrester Woods Subdivision, Section I, according to a plat prepared by R. B. Bruce, dated March 14, 1973 and recorded in the RMC Office for Greenville County in Plat Book 4N at Page 78, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Boulder Road, joint front corner of Lots No. 52 and No. 53 and continuing in a Northerly direction, N. 27-36 E., 110 feet to a point at the joint front corner of Lots No. 49 and No. 52; thence turning and running S. 62-24 E., 140 feet to a point, joint rear corner of Lot No. 49, 50, 51 and 52; thence S. 27-36 W., 110 feet to a point at the joint rear corner of Lot No. 51, 52, 53 and 54; thence turning and running N. 62-24 W., 140 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagors by deed of R. W. Montgomery dated November 2, 1973 and recorded in the RMC Office for Greenville County in Mortgage Book 987 at Page 590 on November 5, 1973.

THIS mortgage is second and junior in lien to that mortgage between B. Wallace Littlejohn and Gloria K. Littlejohn to Carolina Federal Savings and Loan Association of Greenville, SC recorded in the RMC Office for Greenville County in Mortgage Book 1438 at Page 301 on July 17, 1978.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 and 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 that 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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