

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
CO. S. C.
SEP 11 '81
MORTGAGE

MORTGAGE OF REAL ESTATE

BOOK 1542 PAGE 637

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John T. Douglas, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Federal Credit Corporation**
Post Office Box 8704, Greenville

(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 **Thirteen Thousand Seventy and 27/100**

Dollars (\$13,370.27) due and payable

In monthly payment of \$107.75 for a period of seven years from May 1, 1981 when the entire principal balance shall be due and payable.

with interest thereon from **May 1, 1981** at the rate of **9.6666** per centum per annum, ~~by check~~

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 known as **Lot 9, East Belvedere Road**, according to a survey of **South Forrest Estates** made August 29, 1955 by **Pickell and Pickell Engineers**, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book GG at Page 181, and having such metes and bounds as scribed thereon.

This being the same property conveyed unto the Mortgagors herein by deed of **Gerald D. Lawson** recorded on July 24, 1979, in Deed Book 1107 at page 579, in the RMC Office for Greenville County, South Carolina.

This mortgage is second to mortgage given to **Carolina National Mortgage Company** recorded in mortgage book 1172 at page 09, on November 6, 1979, in the RMC Office for Greenville County, South Carolina.

The debt secured by this mortgage includes the balance due on a mortgage given by **John T. Douglas, Jr.** and **Joe G. Thomason** dated October 5, 1979 and recorded in the RMC Office for Greenville County in Book 1483 at Page 384. This mortgage has a balance of approximately \$. Payment of this debt in full shall entitle the obligor or his heirs or assigns, to proof that said mortgage (recorded as set forth below) no longer constitutes a lien against the property described herein.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
ON SEP 11 1981
BY [Signature]

10819891 8 007

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 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 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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