

LONG, BLACK & GASTON

GREENVILLE, S. C.

Mortgagee's Address:
Post Office Box 10207
Greenville, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RECORDED
JUN 12 10 PM '81
DONALD W. WILKINS
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SANDRA SHELL

BOOK 1543 PAGE 910

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

HAMPTON ASSOCIATES and CENTURY 21-BENTLEY AND CASE REALTY

(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

TWELVE HUNDRED DOLLARS AND NO/100----- Dollars (\$ 1,200.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from **N/A** at the rate of **N/A** per centum per annum, to be paid:

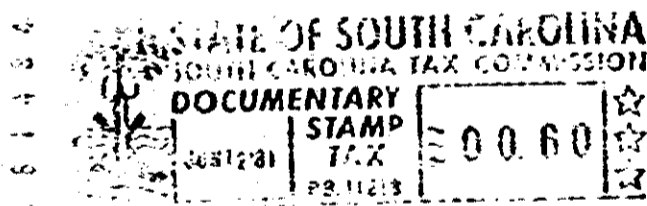
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, known and designated as Lot 79, Kings Court Subdivision, on plat made by R. B. Bruce, Reg. Surveyor, dated September 4, 1973, recorded in the R.M.C. Office for Greenville County in Plat Book 5-D at Page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of North King Drive at the joint front corner of Lots 79 and 80 and running thence along the common line of said Lots S. 14-30 W., 170.0 feet to an iron pin; thence running N. 78-25 W. 49 feet to an iron pin; thence running N. 37-34 W., 39 feet to an iron pin; thence along the common line of Lots 78 and 79 N. 14-30 E., 151.0 feet to an iron pin on the southern side of North Kings Drive; thence along North Kings Drive S. 73-49 E., 80.0 feet to an iron pin being the point of beginning.

THIS mortgage is junior in lien to that certain mortgage in favor of South Carolina National Bank, recorded July 31, 1979, in the R.M.C. Office for Greenville County in R.E.M. Book 1475 at Page 321, in the original amount of \$24,250.00.



Derivation: Larry D. Estridge, recorded June 12, 1981.

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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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