

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
AUG 17 3 44 AM '81
S. TANKERSLEY
R.M.C.

BOOK 1550 PAGE 153

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

WHEREAS, Walter F. Able and Linda B. Able

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

Thomas E. Murphree and Barbara T. Murphree

Route 2 Box 386-A, White Bluff, Tenn 37187

(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 Three Hundred Fifty and no/100ths---

Dollars (\$ 8,350.00) due and payable

as set forth by note of mortgagors of even date

with interest thereon from date at the rate of 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 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, near the City of Simpsonville, being known and designated as Lot #107 on a plat of Section III, BRENTWOOD Subdivision, recorded in the RMC Office for Greenville County in Plat Book 5D at Page 42; said plat being revised on August 11, 1981 by R. B. Bruce, RLS, for Walter F. Able and Linda B. Able and being recorded in the RMC Office for Greenville County in Plat Book 8-S at Page 70, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Brentwood Way and Sandhurst Drive and running thence N. 68-40 W., 36.0 feet to an iron pin on Sandhurst Drive; thence continuing along said Drive, N. 24-50 W., 75.18 feet to an iron pin; thence N. 35-58 W., 40.09 feet to an old iron pin; thence turning and running N. 54-10 E., 158.05 feet to an old iron pin; thence turning and running S. 35-58 E., 10 feet to an old iron pin; thence S. 23-17 E., 165.8 feet to an iron pin on Brentwood Way; thence turning and running along said Brentwood Way, S. 67-29 W., 120 feet to the point of beginning.

THIS is the same property conveyed to the mortgagors by deed of Thomas E. Murphree and Barbara T. Murphree of even date, to be recorded herewith.

THIS mortgage is second and junior in lien to that mortgage between Walter F. Able and Linda B. Able to First Federal Savings and Loan Association recorded of even date herewith.

Please refer to Power of Attorney recorded in Deed Book 1153 at Page 599.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 0 3 30
FEB 12 1981

Together with all and singular rights, members, hereditaments, 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 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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