

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
DEC 7 2 16 PM '81
R.M.C.
LANKERSLEY

MORTGAGE OF REAL ESTATE

BOOK 1559 PAGE 224

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PONG HO YIM and JONG SOOK YIM

(hereinafter referred to as Mortgagor) is well and truly indebted unto
BUDDY LANE and ETHEL H. LANE

(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 FIVE HUNDRED and no/100

Dollars \$ 8,500.00 ; due and payable
commencing on February 1, 1982 the sum of \$74.60 per month for a total
of 60 months with the balance being due and payable on the 1st day of
the 61st month.

with interest thereon from date at the rate of 10.00 per centum per annum, to be paid: monthly.

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, in the town of Simpsonville on the northwestern side of Fernwood Road, and being known and designated as Lot No. 76, Section Two of Poinsettia Subdivision, as shown on plat thereof prepared by Piedmont Engineers & Architects dated April 29, 1966, and recorded in the RMC Office for Greenville County in Plat Book BBB at page 199, and having according to a more recent survey prepared by Carolina Surveying Co. dated August 26, 1976, such metes and bounds as are more fully shown thereon.

This being the same property conveyed to the Mortgagors herein by deed of Buddy Lane and Ethel H. Lane, dated December 1, 1981 and to be recorded of even date herewith.

This Mortgage of Real Estate is made third and subject to a first mortgage to Kislak Organization dated September 28, 1976, recorded in Book 1382, page 171 in the RMC Office for Greenville County (Assignment to Kislak recorded in Book 1387, page 887, RMC Office for Greenville County), in the original principal amount of \$51,900.00; and that Mortgage to First Union Mortgage Corporation in the principal amount of \$25,000.00, which mortgage is presently to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
DEC 11 1981
\$ 8,500.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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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