

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

S. C.

MORTGAGE OF REAL ESTATE

10 11 AM '81

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R.M.C. CAMPERSLEY

WHEREAS, S. & S. Investments, A Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto Coleman Young Enterprises, Inc. Post Office Box 2811, Spartanburg, S. C. 29304

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Thirty-five Thousand and No/100 Dollars (\$ 35,000.00 ) due and payable in accordance with the terms of said note;

with interest thereon from date at the rate of 13-1/2% 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, at the intersection of Laurens Road and Sycamore Drive and being known and designated as property of Coleman L. Young with said plat having been made by Dalton & Neves Co. Engineering bearing date of January, 1978, with said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-J, at page 62, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to S. & S. Investments, A Partnership, by deed of Coleman Young Enterprises, Inc. recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1138, at page 284, on December 3, 1980.

Also conveyed is the right and benefit of the easement for parking and ingress and egress which is shown on the aforesaid plat and specifically referred to in the above mentioned deed.

This is a second mortgage, being junior in lien to that certain mortgage given by S. & S. Investments, A Partnership, to the Bank of Greer, of even date, recorded herewith.

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DOCUMENTARY STAMP

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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