

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This is a second mortgage

FILED
GREENVILLE CO. S. C.
DEC 31

WHEREAS, ROBERT C. MONTANA AND PATRICIA J. MONTANA,

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM M. ADAMS, JR. AND BARBARA S. ADAMS,
301 Stonehedge Dr, Greenville, SC 29615

(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

Forty-thousand and no/100ths _____ Dollars (\$40,000.00) due and payable

Interest to be paid \$6,000.00 at closing and possession. \$20,000.00 due December 30, 1982 and \$20,000.00 due December 30, 1983. No other interest shall be due.

XXXXXXXXXXXX

XXXXXXXXXX

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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.

ALL that piece, parcel or lot of land situate, lying and being at the southeastern corner of the intersection of Stonehedge Drive and Meadow Lane in the county of Greenville, State of South Carolina, being shown and designated as Lot No. 81 on Map No. 3 of Foxcroft, prepared by C. O. Riddle, dated September 15, 1969, recorded in Plat Book 4F at page 4 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southern side of Meadow Lane at the joint front corner of Lots 81 and 82 and running thence along the southern side of said Lane S. 86-44 W. 132.5 feet to an iron pin on the southern side of said Lane at the intersection of Meadow Lane and Stonehedge Drives; thence S. 36-44 W. 32.9 feet to an iron pin on the eastern side of Stonehedge Drive; thence S. 06-49 E. 50 feet to an iron pin; thence continuing with said Drive S. 03-16 E. 84.9 feet to an iron pin at the joint corner of Lots 81 and 92; thence along the joint line of said lots N. 86-44 E. 150.6 feet to an iron pin at the joint rear corner of Lots 81 and 82; thence along the common line of said lots N. 03-16 W. 160 feet to an iron pin, the point of beginning.

This being the same as that conveyed to Robert C. Montana and Patricia J. Montana by deed of William M. Adams, Jr., and Barbara S. Adams being dated and recorded concurrently herewith.

CO. 10 3 DE 31 81 007

STATE OF SOUTH CAROLINA
THE TRUST AND DEED COMMISSION
DOCUMENTARY
1981
16.00

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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