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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DOUGLAS E. SWEENEY  
J. ELLEN SWEENEY

MORTGAGE OF REAL ESTATE

BOOK 1571 PAGE 490

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DOUGLAS E. SWEENEY and J. ELLEN SWEENEY

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

Holder Real Estate and Joy Real Estate Company Inc.

(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 Two Thousand Sixty-eight and 94/100 Dollars (\$2068.94) due and payable

\$50.00 per month for a total of 12 months with the balance being due on July 1, 1983. First payment due July 1, 1982.

with interest thereon from date at the rate of 10 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:

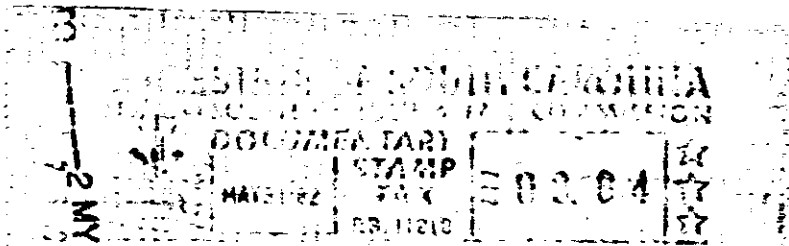
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that certain piece, parcel or lot of land, situate lying and being in the City of Simpsonville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 707 on a Plat of Westwood Section VI, Sheet 2 recorded in Plat Book 5P at page 35, RMC Office for Greenville County, South Carolina, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on Royal Oak Court at the joint front corner of Lots Nos. 707 and 708 and running thence with said line N. 32-42 W. 109.3 feet to a point; thence running N. 44-52 E. 142.4 feet to a point; thence running S. 48-45 E. 63.06 feet to a point; thence running S. 20-08 W. 149.35 feet to a point; thence running with Royal Oak Court S. 84-41 W. 20.0 feet to a point; thence continuing S. 62-09 W. 20.0 feet to the point of BEGINNING.

This Mortgage is made second and subject to that certain mortgage given by the Mortgagors herein to Perpetual Federal Savings & Loan Association of even date herewith and filed for record contemporaneously herewith.

Being the same property conveyed to the Mortgagors herein by John R. Sally and Lisa A. Sally by deed of even date herewith and filed for record contemporaneously herewith.



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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