

MAIL TO MORTGAGEE: P. O. BOX 2166, 141 Westfield St., Greenville, S. C. 29602

BOOK 1571 PAGE 810
Attorneys-at-Law
P.O. Box 126
Greer, S.C. 29651

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SON OF CHESTER A. REECE

WHEREAS, John T. Pellew, Jr., Sally S. Pellew, Ronald C. Reece and Tommie E. Reece (hereinafter referred to as Mortgagor) is well and truly indebted unto Chester A. Reece,

(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

SIX THOUSAND AND NO/100ths Dollars (\$ 6,000.00) due and payable quarterly, beginning August 15, 1982, at the rate of \$150.00 to principal plus interest figured quarterly at 2% below prime rate but never less than 12% per annum. Interest shall be determined as of the last day of each quarterly period. Borrowers may prepay without penalty.

with interest thereon from date at the rate of date per centum per annum, to be paid: quarterly as aforesaid

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, being shown and designated as Lot 62 on a plat of the subdivision of Valleybrook, Section 1, recorded in the RMC Office in Plat Book 4-N at Page 60 and having such metes and bounds as appear by reference to said plat.

THIS mortgage is second and junior in lien to that certain mortgage held by NCNB Mortgage Corporation, recorded in the RMC Office for Greenville County in Mortgage Book 1421 at page 598 on January 27, 1978.

THIS is the identical property conveyed to the Mortgagors by deed of Timothy B. Kastner and Joel J. Durham, recorded on March 1st, 1982 in Deed Book 1163 at Page 56.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
MAY 1982
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Together with all and singular rights, members, herditaments, 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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