

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

S. C.

SEP 1982

WASLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT J. VENTURA and ROSE MARIE VENTURA

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

JON T. BAKER and JO ANN BAKER

(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 SIX HUNDRED FIVE DOLLARS AND NO/100 Dollars (\$ 8,605.00 ) due and payable  
IN ACCORANCE WITH THE TERMS OF THE NOTE OF EVEN DATE  
HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

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, being known and designated as Lot No.

10 of a subdivision known as PEBBLE CREEK, Phase II, as shown on Plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at Page 87, and having according to a more recent survey prepared by Freeland and Associates, dated July 29, 1982, entitled "Property of Robert J. Ventura and Rose Marie Ventura the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Timbertree Way, joint front corners of Lots 10 and 11 and continuing with said lane, S. 7-28 E. 100.0 feet to an iron pin; thence with the joint line of Lots 9 and 10 S. 82-32 W. 125.0 feet to an iron pin; thence running along the Pebble Creek Golf Corse N. 7-28 W. 100.0 feet to an iron pin at the joint corners of Lots 10 and 11; thence running along the line of Lot 11 N. 82-32 E. 125.0 feet to an iron pin; the point and place of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of Jon T. Baker and Jo Ann Baker dated July 26, 1982 and recorded simultaneously herewith.

THIS mortgage is junior in lien to that certain mortgage in favor of First Federal Savings and Loan Association, dated July 30, 1982, and recorded in the R.M.C. Office for Greenville County, S. C. in R.E.M. Book 1576 at Page 873, in the original amount of \$59,050.00.

*Mortgagor ad rec. 3181 E. Ringneck  
Midlothian, V.A. 23113*

400 9 45811801

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 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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