

MORTGAGE OF REAL ESTATE  
AUG 30 10 44 AM '82

STATE OF SOUTH CAROLINA } DONALD S. TANKERSLEY  
COUNTY OF GREENVILLE } R.M.C.

MORTGAGE OF REAL ESTATE BOOK 1579 PAGE 62

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Donald C. Skeen and Nancy G. Skeen

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. Phillips Pressley & Patricia C. Pressley

(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

three thousand and no/100 \_\_\_\_\_ Dollars (\$ 3,000.00 ) due and payable

according to that certain promissory note executed on even date herewith

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ as set forth in said note  
at the rate of / \_\_\_\_\_ per centum per annum, to be paid as per note

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

On the southern side of Fairview Road and being known as 1.33 acre tract being a part of lot 4 and a part of lot 3 of the property of Clifton E. Singleton, John D. Salmon and Mrs. Minnie M. Causey and also being shown and designated as the property of Donald C. Skeen and Nancy G. Skeen on a plat made by R. B. Bruce dated August 24, 1982, to be recorded herewith reference being had to said plat for a more complete metes and bounds description.

The above described property is the same acquired by the mortgagors by deed from B. Phillips Pressley and Patricia C. Pressley dated August 24, 1982 to be recorded herewith.

This is a third mortgage and is junior in priority to that certain mortgage held by South Carolina Federal Savings & Loan Association dated August 27, 1982 and recorded in the R.M.C. Office for Greenville County in REM Book 1579 at Page 54 in an original amount of Fifty-four thousand one hundred and fifty and no/100 (\$54,150.00) Dollars; also, it is junior in priority to that second mortgage held by South Carolina Federal Savings & Loan Association dated August 27, 1982 and recorded in the RMC Office for Greenville County in REM Book 1579, at Page 58, in an original amount of Ten thousand and no/100 (\$10,000.00) Dollars.

RECORDED  
DOCUMENTARY  
STAMP  
AUG 30 1982  
\$ 0.20

400 8 50601801

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.

4325 RV-2