

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 3 2 59 PM '82
DONNIE S. TANKERSLEY
R.M.C.

PURCHASE MONEY MORTGAGE ATTORNEYS AT LAW, P.A.
P.O. BOX 426
MORTGAGE OF REAL ESTATE GREENVILLE, S.C. 29602
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1579 PAGE 754

WHEREAS, JERRY T. SAAD and ELIZABETH G. CARRERE

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN L. BRUIN and BARBARA R. BRUIN

(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

THIRTY-ONE THOUSAND ONE HUNDRED FIFTY-SEVEN AND NO/100 ----Dollars (\$ 31,157.00) due and payable according to the terms and conditions of a certain promissory note of same date;

with interest thereon from Date at the rate of thirteen per centum per annum, to be paid: according to the terms of a certain note of same date.

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, Greenville Township, near the City of Greenville, in that subdivision known as Park Hill and known on plat of Park Hill Property as Lot No. 20 and described as follows:

BEGINNING at an iron pin on Aberdeen Drive at the corner of Lot 19 and running thence S. 31-31 W. 201.2 feet to a corner on property of the Estate of M.D. Earle; thence S. 45-39 E. 91.6 feet to an iron pin, corner of Lot No. 21; thence N. 29-40 E. 227.5 feet to an iron pin on Aberdeen Drive; thence N. 62-09 W. 82 feet to the beginning corner.

THIS conveyance is made subject to any and all restrictions, easements, rights of way or zoning ordinances that may appear of record, on the recorded plat(s) or on the premises.

This is the same property conveyed to the Mortgagors herein by deed of John L. Bruin and Barbara R. Bruin dated September 3, 1982, and recorded September 3, 1982, in the RMC Office for Greenville County, SC, in Deed Book 1173 at Page 377.

This mortgage is junior and subordinate to that certain mortgage to Jack E. W. Galway assumed by the Mortgagors September 3, 1982, said Assumption being recorded in the RMC Office for Greenville County, SC, September 3, 1982, in REM Book 1579 at Page 752.

RECORDING STAMP
SEP 3 1982
12 49

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.

0754

4328 RV.2