FILED
GREENVILLE CO. S.C.
OCT 13 12 15 PM '82
DONNIE S. TANKERSLEY
R.M.C

DOCUMENTARY STAMP
OCT 13 '82
$4.00

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1583 PAGE 161

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John J. Stubblefield and Carol F. Stubblefield,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Commercial Mortgage 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 Ten Thousand and 00/100---------- Dollars ($ 10,000.00) due and payable

in accordance with the terms of a certain promissory note executed by the Mortgagors herein to the Mortgagee herein.

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, in Chick Springs Township, containing 2.9 acres, more or less and described as follows:

BEGINNING at a point in the center of National Highway from Greenville to Spartanburg at the intersection of Tigerville Road, said point being 4.5 chains in a northeasterly direction from center of the bridge over Enoree River measured along the center of highway and running thence along the west side of Tigerville Road, N. 39-30 W., 5 chains, more or less to a point; thence S. 58 W., 4.10 chains, more or less to a stone; thence S. 32 E., 6.60 chains, more or less to a point in Enoree River; thence along center of river in Easterly direction 1.40 chains, more or less to a point in river at middle of bridge over said point; thence along National Highway N. 70-45 E., 4.50 chains to the beginning corner. T8-4-6.

This being the identical property conveyed to the mortgagor by deed of James E. Meeks recorded April 5, 1982, in the RMC Office for Greenville County in Deed Book 1164 at Page 937.

This mortgage is second and junior in lien to that certain mortgage in favor of James E. Meeks recorded April 5, 1982, in the RMC Office for Greenville County in REM Book 1567 at Page 330.

ALSO:
ALL that piece, parcel, or lot of land, with all the improvements thereon, situate, lying and being at Taylors, Greenville County, South Carolina, and being more particularly described as Lot 70, as shown on a Plat entitled "Section Two, Subdivision for Burlington Industries, Inc., Taylors, South Carolina", made by Piedmont Engineers & Architects, July 8, 1965, recorded in the RMC Office for Greenville, South Carolina, in Plat Book JJJ at Page 49. According to said Plat, the within described lot is also known as 11 Hill Street and fronts theron 100.3 feet.

This being the identical property conveyed to the Mortgagor by deed of P. J. Jameson, dated April 2, 1982, said deed to be recorded herewith.

This mortgage is second and junior in lien to that certain mortgage executed by P.J. Jameson in favor of Panstone Mortgage Service, Inc. recorded May 19, 1978, in the RMC Office for Greenville County in REM Book 1432, Page 611, in the original amount of $20,200.00.

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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