LAW OFFICES OF THOMAS C. BRISSEY, P.A.

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED GREENVILLE CO. S.C. JUN 24 3 36 PM '83 DONNIE S. TANKERSLEY R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jeffry C. Warrington and Joyce S. Warrington

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bill C. Boyer

(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 Seventeen Thousand Seven Hundred Forty-Seven & 88/100 ---------- Dollars ($ 17,747.88 due and payable

as per the terms of that promissory note of even date herewith

~~with interest thereon from XXXXXXXXXXXXXXXXXXXX at the rate of XXXX XXXXXXXXXXXXXXXXXXXXXX per centum per annum, to be paid~~

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, the Mortgagee's heirs, 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 southeastern side of Pryor Road, near the City of Greenville, known and designated as the major portion of Lot No. 77, Avondale Forest Subdivision, Section II, on plat entitled "Property of Kenneth Taylor Sandefur and Frances A. Sandefur", prepared by Jones Engineering Service, dated July 16, 1979, recorded in the RMC Office for Greenville County, S.C., in Plat Book 7-J at Page 52, on July 17, 1979. Reference to said plat is hereby craved for a more complete description.

THIS being the same property conveyed to the mortgagors herein by deed of Ronald M. Hensley and Shirley A. Hensley as recorded in Deed Book 1191 at Page 126, in the RMC Office for Greenville County, S.C., on June 24, 1983.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JUN 24 1983
0712

THIS IS A SECOND MORTGAGE

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 is 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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