

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
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DORRIS R.M.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Ronald A. Bramlett and Cynthia D. Bramlett

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

Luther Toler and Notie V. Toler

(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 **Nineteen Thousand Six Hundred Sixty-Two and 55/100----** Dollars (\$ 19,662.55) due and payable

in equal monthly installments of \$203.35 commencing September 12, 1983, and continuing on the 12th day of each month thereafter for a period of twenty years

with interest thereon from date at the rate of 11 per centum per annum, to be paid monthly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor 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 Mortgagee in hand well and truly paid by the Mortgagor, and before the sealing and delivery of these presents, the mortgage herein is hereby acknowledged, is 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

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown as Lot 24 on plat of Lorena Park, recorded in Plat Book SS at Page 171, and having such courses and distances as will appear by reference to said plat.

This is the same property conveyed to the Mortgagors herein by deed of Luther Toler and Notie V. Toler of even date to be recorded herewith.

This mortgage is second and junior in lien to that certain mortgage this date assumed by the Mortgagors in favor of C. Douglas Wilson & Co.

The Mortgagors have the right to prepay all or any part of this mortgage at any time without penalty.

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 now or hereafter be had thereon, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fixed thereon, 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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully entitled to sell, convey, or otherwise dispose of the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, assigns and against the Mortgagee and all persons who may lawfully claim the same or any part thereof.

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