

LAW OFFICES OF BRISBY, BATTEN, FAYSSOUX, SMITH & BARBER, P.A., GREENVILLE, SOUTH CAROLINA
ANDERSON AND FAYSSOUX
MORTGAGE OF REAL ESTATE

BOOK 1828 PAGE 91

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 16 2 52 PM '83

WHEREAS, Charles G. Fayssoux and B. Robert Coker, Jr.
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto John F. Guest and Beverly C. Guest

(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 Four Thousand Five Hundred and No/100-----

-----Dollars (\$ 4,500.00) due and payable

AS STATED IN NOTE OF EVEN DATE.

with interest thereon from _____ at the rate of _____ 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, Paris Mountain Township, containing 2.73 acres, more or less, and having, according to a survey made by R. E. Dalton in September 1945, the following metes and bounds, together with a tract of .83 acres sold to Joe E. Lambreth and Thomas E. Dupree and shown on a plat recorded in Plat Book 5-C at Page 7 in the RMC Office for Greenville County and having metes and bounds as shown thereon.

This being the same property acquired by the Mortgagors by deed of John F. Guest and Beverly C. Guest dated August 16, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1194 at Page 508 on August 16, 1983.

This is a second mortgage.

MORTGAGEES' MAILING ADDRESS: 1130 Huntsbridge Road
Greenville, S. C. 29611

RECORDED IN THE
OFFICE OF THE CLERK OF THE
SOUTH CAROLINA
COUNTY OF GREENVILLE
SEP 16 1983
STAMP TAX \$01.00

400 8 3881801

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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