

LAW OFFICES OF JOHN W. HOWARD, III, ATTORNEY at LAW, XXXXXXXX GREENVILLE, S. C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
SECOND MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE
3 2 54 PM '83

WHEREAS, Brian W. Mandeville and Jean E. Mandeville

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas D. Guest and Gwendolyn H. 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 Fifty Thousand and 00/100-----

Dollars (\$ 50,000.00) due and payable

in Three Hundred Sixty (360) monthly installments of Four Hundred Thirty-Eight and 79/100 (\$438.79) Dollars, beginning November 1, 1983, with the entire balance being due and payable on or before October 1, 1992

with interest thereon from _____ date _____ at the rate of 10 _____ per centum per annum, to be paid: monthly

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, on the eastern side of Port Royal Drive, being shown as Lot 53 on plat of Section 2 of Pelham Estates, recorded in the RMC Office for Greenville County, S. C. in Plat Book PPP-119, reference to which plat is hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the Mortgagors herein by Deed of Timothy M. Connolly and Kathleen M. Connolly, of even date, to be recorded herewith in the RMC Office for Greenville County.

Mortgagee's address: 25 Bartram Grove, Greenville, S. C. 29605

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
RECORDED
STAMP TAX \$ 20.00

400 3

11A01

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.

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