

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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R.M.C.

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

WHEREAS, RICHARD J. PENDINO

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

(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 SIX THOUSAND AND NO/100-----

----- Dollars (\$ 6,000.00 ) due and payable  
in monthly installments in the amount of Seventy-Six and No/100 (\$76.00) Dollars per  
month beginning on the 5th day of December, 1983 and continuing on the 5th day of  
each and every month thereafter for a period of ten (10) years until paid in full

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of Nine (9%) per centum per annum, to be paid together with principal

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, with all improvements thereon, as shown and designated as Lot No. 2 on that certain plat entitled "Property of Rosa G. Moore" recorded in the RMC Office for Greenville County in Plat Book FF, Page 411, reference to said plat being craved hereto for a more complete and accurate description.

Being the same property conveyed to the mortgagor herein by deed of Rose Ann Morris, to be recorded of even date herewith.

This mortgage is second and junior in lien to that certain mortgage in favor of First Federal Savings and Loan Association in the original amount of \$14,259.72, to be recorded of even date herewith.

A late charge in the amount of \$10.00 shall be due and payable on each monthly installment more than seven days in arrears.

ASSUMPTION NOTICE - The debt evidenced hereby and secured by the Mortgage hereinafter referred to is subject to call in full or the terms thereof being modified in the event the real estate securing the debt is sold, conveyed or otherwise transferred.

RECORDED IN SOUTH CAROLINA  
GREENVILLE COUNTY  
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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 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, executors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heretofore described by 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 Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

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