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VOL 1640 PAGE 153

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } R.M.C. ASLEY

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

WHEREAS, Lewis C. Barker and Charles F. Sims

(hereinafter referred to as Mortgagor) is well and truly indebted unto John Cothran Co., Inc., Route 15, Highway 14, Greenville County, S.C.

(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 Thirty Thousand and No/100

Dollars (\$ 30,000.00) due and payable

as per terms of said note

with interest thereon from _____ date _____ at the rate of Twelve per centum per annum, to be paid: per terms of note

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

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville consisting of .92 acres, more or less, as shown on a plat entitled "Property of Lewis C. Barker & Charles F. Sims" dated December 6, 1983, prepared by R. B. Bruce, Surveyor, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10E, at Page 98, reference to said plat is herein craved for the metes and bounds, courses and distances thereof.

This being a portion of the same property conveyed unto the Mortgagors by deed of John Cothran Co., Inc. executed and recorded in Deed Book 1202, Page 534, on December 15, 1983.

This mortgage is second in priority to that given to Security Federal Savings and Loan Association of South Carolina by the Mortgagors herein recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1690, at Page 43 on December 15, 1983.

Property Address: 333 Wade Hampton Blvd., Greenville, SC

400

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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 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 Mortgagee 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.