

Mortgagee Address: P.O.Box 295
Mauldin, SC 29662

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

VOL 1695 PAGE 778
MORTGAGE OF REAL ESTATE

Dec 21 1 51 PM '84

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PAUL H. ADAMSON DONNIE S. WALKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARJORIE N. ADAMSON

(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 EIGHT THOUSAND AND NO/100

Dollars (\$ 8,000.00) due and payable

In Seven (7) annual installments in the amount of One Thousand One Hundred Forty Two and 86/100----(\$1,142.86) Dollars, commencing on the First day of August, 1985, and continuing on the First day of August in like amount, with final payment due on or before August 1, 1992.
with interest thereon from _____ at the rate of ZERO per centum per annum, to be paid:

NO INTEREST

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, City of Mauldin, being shown and designated as Lot No. 26 of a subdivision of Frank S. Smith, et al, a plat of which is dated April 26, 1961, prepared by R. K. Campbell, revised August, 1954, and Paril, 1959, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron prin at the joint front corner of Lots Nos 26 and 27, and running thence with said lots S. 62-10 W. 147.8 feet; thence N. 42-15 W. 80.3 feet to an iron pin in side line of Lot No. 25; thence with Lot No. 25 N. 46-59 W. 120.4 feet to an iron pin on the west side of Hyde Circle; thence with the west side of Hyde Circle S. 44-21 E. 115 feet to the point of BEGINNING.

This being the same property conveyed to Mortgagor herein by deeds of Mortgagee herein dated August 9, 1982, and recorded in the RMC Office for Greenville County, SC, in Deed Book 1171 at Page 765 on August 10, 1982 (1/2 Interest) and dated December 21, 1984, and recorded in the RMC Office for Greenville County of even date herewith (remaining 1/2 interest).

This being a second mortgage and junior in lien to that certain mortgage given by Donald G. Hurley, Bobbie A. Hurley, and Marjorie N. Adamson, to United Federal Savings and Loan Association (Now American Federal Bank F.S.B.) dated September 16, 1977, and recorded in the RMC Office for Greenville County in Mortgage Book 1410 at Page 221 on September 19, 1977, securing the original principal sum of \$25,500.00.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
DEC 21 1984
STAMP TAX
F.E. 11213
02.40

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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