

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

OCT 8 3 32 PM '79

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MORTGAGE OF REAL ESTATE

DOHN J. TARKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Janardhan Jala and Damayanthi Jala

(hereinafter referred to as Mortgagor) is well and truly indebted unto J.E. Sitrine Company Emp. F.C.U.

(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 THIRTEEN THOUSAND NINE HUNDRED AND NO/100

Dollars (\$ 13,900.00) due and payable

AS SHOWN ON NOTE

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, 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 _____

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, shown as Lot No. 98 on plat of DEVENGER PLACE, SECTION 2, recorded in Plat Book 5-D at Page 8 and having such courses and distances as will appear by reference to said plat.

This is the same property conveyed to the mortgagors by Deed of Premier Investment Company, Inc. recorded June 17, 1977 in Deed Book 1058 at Page 826, RMC Office for Greenville County.

This mortgage is second and junior in lien to that certain mortgage to South Carolina Federal Savings and Loan Association recorded March 23, 1977 in REM Book 1392 at Page 298, RMC Office for Greenville County, to secure \$35,200.00.

STATE OF SOUTH CAROLINA
REVENUE TAX COMMISSION
DOCUMENTARY
STAMP
OCT 8 1979

GCTO --- 100.879 248

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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 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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