

Apt. 174, Pelham Pl.
Greenville, SC 29607

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. BOOK 1503 PAGE 135

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

RECORDED
2 SEP 1980
H. C. WATERSLEY

WHEREAS, Raymond L. Beck

(hereinafter referred to as Mortgagor) is well and truly indebted unto Anthony P. Snipes

(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 TWENTY THOUSAND and NO/100-----

----- Dollars (\$ 20,000.00) due and payable
in one hundred eighty (180) equal monthly installments of Two Hundred Forty and 03/100 (\$240.03) Dollars

with interest thereon from _____ date _____ at the rate of twelve 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, situate, lying and being on the southern side of Kingswood Circle and being known and designated as Lot No. 25 of KINGSWOOD Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 18, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Georgia Road at the joint front corner of Lots 25 and 26 and running thence with East Georgia Road S. 52-33 E. 206.9 feet to an iron pin at the joint front corner of Lot 25 and property now or formerly of Henry Lee S. 53-12 W. 338.1 feet to an iron pin at the joint rear corner of Lots 24 and 25; thence with the line of said lots N. 52-09 W. 165 feet to an iron pin at the joint rear corner of Lots 25 and 26; thence with the line of said lots N. 46-12 E. 328.1 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Anthony P. Snipes of even date, to be recorded herewith.

This Mortgage is second and junior in lien to that certain Mortgage given to Fidelity Federal Savings & Loan Association recorded in Mortgage Book 1464 at page 232 April 25, 1975 in the original amount of \$25,000.00, said Mortgage is expressly assumed by Mortgagor herein as shown by deed from Anthony P. Snipes to Raymond L. Beck dated May 13, 1980.

At Mortgagee's option, Mortgagor will pay a "late charge" not exceeding five (5%) per centum of any installment when paid more than fifteen (15) days after the due date thereof.

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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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