amount financed $3,047.48

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

1539 965

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3 09 PM '81

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Johnny W. Allen

(hereinafter referred to as Mortgagor) is well and truly indebted unto Termplan Inc. of South Carolina

(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 Four Thousand One hundred Ninety Four and 14/100---------- Dollars ($ 4,194.14) due and payable

according to the terms thereof, said note being incorporated herein by reference

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 piece, parcel or lot of land situate, lying and being on Blue Mountain Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and designated as Lot No.63 of a subdivision known as Blue Mountain Park, plat of which is recorded in the RMC Office for Greenville County in Plat Book EE at Page 121; Also shown as the property of George E. Porter by plat recorded in the RMC Office for Greenville County in Plat Book III at Page 69, said lot having such metes and bounds as shown on said latter plat.

This conveyance is made subject to all restrictions, easements and rights-Of-way which may affect the property hereinabove described.

Derivation: George E. Porter 11/6/72 Book 959 at page 591.

This is a second mortgage, junior in lien to that certain mortgage given by Johnny W. Allen to Thomas & Hill, Inc being recorded in the RMC Office for Greenville County located in Mortgage Book 1256 at Page 55.

The Mortgagee's address is: 107 E. North Street Greenville, S.C. 29601

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, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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