

LAW OFFICES OF JOHN W. HOWARD, III, ATTORNEY AT LAW, 114 MANLY ST. GREENVILLE, S. C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR... FILED
NOV 1 3 35 AM '81
R.H.C. BANKERSLEY

THIS IS A SECOND
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Winston P. Stephenson and Betty J. Stephenson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Emma B. Childress

(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

Forty-Three Thousand Six Hundred and 00/100

Dollars (\$ 43,600.00) due and payable

in Sixty (60) monthly payments of Three Hundred Ninety-Nine and 64/100 (\$399.64) Dollars beginning November 1, 1981, with the entire balance being due and payable on or before October 1, 1986.

with interest thereon from November 1, 1981 the rate of 11% 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, being shown and designated as a 1.31 acre tract, more or less, on plat of Property of Winston P. Stephenson and Betty J. Stephenson, which plat is dated September 29, 1981, and is recorded in the RMC Office for Greenville County, S.C. in Plat Book 81 at Page 67, reference to which is hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the Mortgagors herein by Deed from the Mortgagee, Emma B. Childress, of even date, to be recorded herewith in the RMC Office for Greenville County, S. C.

Mortgagee's address: *Box 4001, Park Place, Greenville, SC 29622*

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
6011-81
PF 11218
17.44

400
811801

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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