

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.
JAN '82
RSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARTIN SCHLEIN and EDITH S. SCHLEIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto LLOYD E. ANGELL
Route 2, Huntington Road
Greenville, South Carolina 29607

(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 Fifteen Thousand and no/100-----

-----Dollars (\$ 15,000.00) due and payable

as provided therein

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 Greenville, on the northwestern side of Huntington Road, containing 3.65 acres, more or less, being shown on a plat, captioned "Property of Martin Schlein and Edith S. Schlein", prepared by R.W. Dalton, dated July, 1982, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 9-E Page 8, reference to which is made for a more complete description. Together with the interest of the Mortgagor in the "Sight Easement" on, over, and across the adjoining triangular lot.

Being the same conveyed by Lloyd E. Angell to the Mortgagor by deed dated July 30, 1982, recorded herewith.

This is a second mortgage, junior in rank to the mortgage executed herewith by the Mortgagors to American Federal Savings and Loan Association, equal in rank to the mortgage executed to Edna M. Kirkman Angell herewith. Any other provision notwithstanding, if the Mortgagors shall convey the property described above or any interest therein to any other person (except to themselves) prior to July 30, 1985, the holder or holders of this Mortgage shall have the right to declare the entire unpaid balance upon the promissory note secured herewith immediately due and payable.

RECORDED
JAN 15 1982
\$ 15,000.00

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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