

Lloyd W. Gilstrap
Box 3943
Greenville, S.C. 29608

FILED
GREENVILLE, CO. S. C.

BOOK 1374 PAGE 239

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 2 3 09 PM '76
DONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, Danny L. Bagwell and Linda L. Bagwell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lloyd W. Gilstrap

(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

**Two thousand seven hundred seventy one & 54/100 Dollars (\$ 2,771.54) due and payable
Thirty seven and 45/100---(\$37.45) on the first day of each and every
month hereafter until paid in full; payments to begin August 1, 1976;
payments to be applied first to interest, balance to principal;

with interest thereon from date at the rate of six 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 known and designated as Lot 88, on a revised plat of property of Cedar Vale Sub-Division, as shown in Plat Book 4F at Page 12, in the R.H.C. Office for Greenville County, reference to said plat being made for a further metes and bounds description.

This is a second mortgage, being junior, in lien to a mortgage to Fidelity Federal Savings and Loan Association recorded in Mortgage Book 1263 at Page 421.

The above property is Recorded in Deed Book 95 Page 42, 1-16-73



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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