

Lenderman W. Redwine
1213 Boiling Springs Road
Spartanburg, S. C. 29303

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
29303
MAY 25 3 10 PM '77
JOHNE S. TANKERSLEY
R.M.C.

BOOK 1367 PAGE 881

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Rexford A. Seay and Margaret R. Seay,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lenderman W. Redwine

(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

-- Seven thousand nine hundred ----- Dollars (\$ 7,900.00) due and payable \$1,900.00 on May 1, 1977; the remaining \$6,000.00 shall be paid in 12 equal, quarterly installments of \$500.00, commencing November 1, 1977. Each consecutive quarterly installment shall be due and payable on the first day of February, May, August and November. Payments shall apply first to interest, the balance to principal, with interest thereon from date at the rate of 8% per centum per annum, to be paid: simultaneously with principal

Borrower reserves the right to anticipate in full or in part at any time without penalty.

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 Lot 149 on a Plat of DEL NORTE ESTATES, Sheet One, recorded in the RMC Office for Greenville County in Plat Book WW, at Pages 32 and 33, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Del Norte Road at the joint front corner of Lots 148 and 149, and running thence with the line of Lot 148, N 44-05 W, 140 feet to an iron pin in the rear line of Lot 152; thence with the rear lines of Lots 151 and 152, N 45-55 E, 100 feet to an iron pin at the joint rear corner of Lots 149 and 150; thence with the line of Lot 150, S 44-05 E, 140 feet to an iron pin on the Northwestern side of Del Norte Road; thence with the said Road, S 45-55 W, 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by Lenderman W. Redwine to be recorded simultaneously herewith.

This mortgage is junior to that certain mortgage in favor of Carolina Federal Savings and Loan Association, recorded in Mortgage Book 1365, at Page 818, covering this property.

DOCUMENTARY
MAY 25 1977
R.M.C.

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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