

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

APR 8 1 32 PM '83 FROM THESE PRESENTS MAY CONCERN

DONNIE S. TAMMERSLEY
R.M.C.

WHEREAS, Stewart E. Good

(hereinafter referred to as Mortgagor) is well and truly indebted unto Roy C. Canada

(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
Eighteen Thousand, Seven Hundred Ninety and 28/100ths Dollars (\$ 18,790.28) due and payable

with interest thereon from even date at the rate of 7.75% per centum per annum, to be paid, as set forth in said note.

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 Mortgagee in hand well and truly paid by the Mortgagor 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, shown as Lot 75 on plat of Old Mill Estates, Section 2, recorded in Plat Book 4R, Page 22, and having such courses and distances as will appear by reference to said plat.

DERIVATION: This being the same property conveyed to Mortgagor herein by Deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1186, Page 73, on April 8, 1983.

This mortgage is junior and second in lien to that certain note and mortgage given to Collateral Investment Company as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage 1391, Page 205.

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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 and lawfully 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully entitled 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof