

MORTGAGE OF REAL ESTATE

BOOK 1627 PAGE 680

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED

SEP 27 3 51 PM '83

MORTGAGE OF REAL ESTATE

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRED CHAIKIN and LEANA CHAIKIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto DR. LESLIE C. MEYER, of Greenville, South Carolina

(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 Four thousand and No/100ths-----Dollars (\$ 4,000.00) due and payable

in accordance with promissory note dated September 27, 1983.

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:

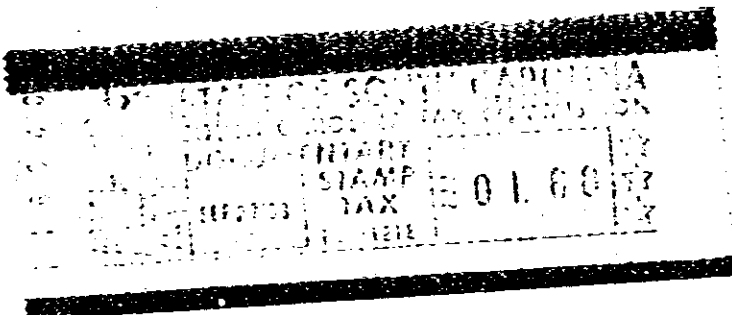
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, and within the corporate limits of the City of Greenville, being known and designated as Lots 95 and 96 of a subdivision known as Stone Lake Heights Section No. 2, as shown on plat thereof prepared by Piedmont Engineering Service, July 15, 1953, and recorded in the RMC Office for Greenville County in Plat Book W, at Page 87, and having, in the aggregate, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Lake Forest Drive at the corner of Lot No. 94, and running thence along the northwestern side of Lake Forest Drive, S 39-19 W 90 feet to an iron pin; thence following a curve of said Lake Forest Drive, the chord of which is S 86-59 W 112.6 feet to an iron pin on the northern side of Lake Forest Drive; thence following the curve of Lake Forest Drive, N 18-50 W 115 feet to an iron pin at the joint corner of Lots Nos. 95 and 96; thence continuing along the eastern side of Lake Forest Drive, N 6-05 W 110 feet to an iron pin at the corner of Lot No. 97; thence along the line of Lot No. 97, S 87-34 E 192.2 feet to an iron pin in line of Lot No. 94; thence along the line of Lot No. 94 S 2-52 W 110 feet to an iron pin at the rear corner of Lots Nos. 94, 95 and 96; thence along the line of Lots Nos. 94 and 95, S 51-15 E 40.5 feet to the beginning corner.

THIS mortgage is junior in lien to that mortgage given by the mortgagors to Citizens Building and Loan Association, dated September 27, 1983 and recorded in the RMC Office for Greenville County in Mortgage Book 1627, at Page 657 with a principal balance of \$120,000.00.

THIS is the identical property conveyed to the mortgagors herein by deed of Dr. Leslie C. Meyer recorded in Deed Book 1197 at Page 200 in the RMC Office for Greenville County, South Carolina on Sept. 27, 1983.



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 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 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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