

207 ELIZABETH DRIVE, GREENVILLE, SOUTH CAROLINA, 29615

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GREENVILLE CO. S. C.

BOOK 1430 PAGE 495

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Edward R. Lake and Phyllis M. Lake

(hereinafter referred to as Mortgagor) is well and truly indebted unto George W. Jensen and Marilyn E. Jensen

(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 Three Thousand Two Hundred Ninety-Seven and 30/100-----Dollars (\$ 3,297.30) due and payable

in monthly installments of Ninety-Eight and 92/100 (\$98.92) Dollars, which includes principal and interest, for three (3) years,

with interest thereon from August 15, 1978 at the rate of 8% 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:

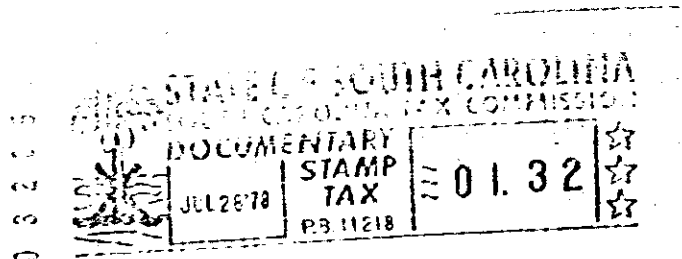
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, being known and designated as a portion of Lot No. 38 on plat of Overbrook Land Company, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in plat book E at page 251 and 252, and having, according to a more recent plat of the property of William K. Chastain and Helen T. Chastain prepared by Dalton and Neves, Engineers, April 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Spruce Street which iron pin is the joint front corner of Lots Nos. 37 and 38 and running thence along the northeasterly side of Spruce Street, S.46-32 E. 96 feet to an iron pin, the joint front corner of Lots Nos. 38 and 39; and running thence N.46-32 E. 187.9 feet to an iron pin; running thence N.41-19 W. 62 feet to an iron pin; and running thence S.56-21 W. 198.3 feet to an iron pin on the northeasterly side of Spruce Street, the point of beginning.

Being the same property conveyed to the mortgagors by way of a deed from George W. Jensen and Marilyn E. Jensen of even date to be recorded herewith and conveyed to George W. Jensen and Marilyn E. Jensen by way of deed of James T. Lynn dated December 16, 1974 and recorded in the R.M.C. Office for Greenville County in Deed Book 1012 at Page 469 on December 31, 1974.

It is hereby acknowledged that the mortgage interest conveyed herein is second and junior in nature to the mortgage held on the above described property by Collateral Investment Company recorded in the R.M.C. Office for Greenville County in Mortgage Book 1330 at Page 565 on December 31, 1974.

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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 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.

2.5001 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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