

Mortgagee's mailing address: 120 Meadowbrook Drive, Mauldin, S.C. 29662

BOOK 1501 PAGE 748

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

PH '80
WILKINSLEY

WHEREAS, Dennis P. Carlson, Jr., and Sarah E. Carlson

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Larry D. Grider and Kathryn G. Grider

(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

Nineteen Thousand Three Hundred and No/100----- Dollars (\$ 19,300.00) due and payable on April 28, 1990, being ten years from the date hereof.

with interest thereon from even date at the rate of ten (10) per centum per annum, to be paid: At maturity. Mortgagors shall have the right to prepay the indebtedness secured hereby in full or in part at any time prior to maturity. Any prepayment shall be applied first to interest then due, 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 no. 77 as shown on plat of Section Three, Brookside Subdivision, recorded in the RMC Office for Greenville County in plat Book 5P at page 11, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Meadowbrook Drive, joint front corner of Lots 77 and 78; thence with the joint line of said lots, S. 39-55 W. 160 feet to an iron pin in the line of Marva Lee Putnam property; thence with the line of said property S. 50-05 E. 103 feet to an iron pin joint rear corner of Lots 77 and 76; thence with the joint line of said lots N. 39-55 E. 160 feet to an iron pin on the south side of Meadowbrook Drive; thence with the south side of said street N. 50-05 W. 103 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of the mortgagee of even date and to be recorded herewith.

This mortgage is junior and inferior to the lien of that certain mortgage in the sum of Forty Five Thousand Three Hundred Seven and 58/100 (\$45,307.58) Dollars executed on this date by the mortgagors herein to First Federal Savings and Loan Association of Greenville to be recorded herewith.

with the remaining balance to be applied to principal.

OCTO --- 1 AP 28 80 526

RECORDED
INDEXED
STAMP
OCT 28 1980

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.

0748

4328 RV-2