

315 Pendleton RD  
city

BOOK 1511 PAGE 285

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
AUG 15 3 12 PM '80  
DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, WE, Normand M. & Brenda A. Savaria

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

(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 SIXTY-SEVEN THOUSAND NINE HUNDRED AND NO/100----- Dollars (\$ 67,900.00 ) due and payable

per terms of note of even date

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, lying and being on the southerly side of Sugar Lake Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 150, on plat entitled "Map No. 4, Section One, Sugar Creek", recorded in the RMC Office for Greenville County, S.C. in plat book 5-D at page 72, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sugar Lake Court, said pin being the joint front corner of Lots 149 and 150 and running thence with the common line of said Lots S. 17-00-20 W. 172.68 feet to an iron pin the joint rear corner of Lots 149 and 150; thence S. 29-54-22 E. 56.22 feet to iron pin, the joint rear corner of Lots 150 and 154; thence N. 50-56-34 E. 215.64 feet to an iron pin, the joint rear corner of Lots 150 and 151; thence with the common line of said lots N. 46-01-11 W. 131.16 feet to an iron pin on the southerly side of Sugar Lake Court; thence with the southerly side of Sugar Creek Court on a curve the chord of which is S. 75-29-34 W. 52.27 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of John L. Miner and Karen L. Miner dated August 15, 1980 and recorded in the RMC Office for Greenville County in Deed book 1131 at page 293.

This mortgage is second and junior in lien to that certain mortgage to First Federal Savings and Loan dated August 15, 1980 and recorded in the RMC Office for Greenville County in Mortgage Book 1511 at page 281 in the original amount of \$39,500.00.

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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.

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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