

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

BCOF 1520 PAGE 818

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } R.M.C. CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 16 11 52 AM '80

DONNIE S. TANKERSLEY

WHEREAS, WE, ROGER S. BEEBE and RUTH A. BEEBE

(hereinafter referred to as Mortgagor) is well and truly indebted unto Winfield J. Gillchrest and Charlotte P. Gillchrest

(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 Thirty Eight Thousand and no/100 ----- Dollars (\$ 38,000.00) due and payable

in equal monthly installments of \$633.33 on the sixth day of each and every calendar month hereafter with the final payment due five years from date; with interest at the rate of one-quarter of one percent in excess of the prime rate of interest quoted by Bankers Trust of S. C. at the Greenville office, the last business day of each month, but said interest in no event shall exceed 13.5% per annum; payments applied first to interest, balance to principal with interest thereon from date at the rate of as above 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, Austin Township, in the town of Mauldin, lying on the Eastern side of Candlewood Court, being shown and designated as Lot No. 14 on a plat of HILLSBOROUGH, Section I, prepared by Jones Engineering Service, dated April, 1969, recorded in the RMC Office for Greenville County in Plat Book WWW, Page 56, and having, according to said Plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the Eastern side of Candlewood Court at the joint front corners of Lots 14 and 15 as shown on said plat and running thence with the common line of said Lots N. 68-27 E. 200.4 feet to an iron pin; thence S. 14-22 W. 200 feet to an iron pin at the joint rear corners of Lots 14 and 13; thence with the common line of said lots N. 64-40 W. 140.3 feet to an iron pin on the Eastern side of Candlewood Court; thence with the turn around on the Eastern side of Candlewood Court (the chord of which is N. 8-13 W. 60 feet) to an iron pin, the point of beginning.

It is understood that this is a second mortgage junior in lien to a prior mortgage executed by the mortgagors in favor of First Federal Savings and Loan Association in the original sum of \$36,000.00, dated and recorded February 15, 1978 and recorded in the RMC Office for Greenville County, S. C. in REM Vol. 1423 at Page 388.

Being the same property acquired by Mortgagors by deed of James G. Schmidt, et al dated and recorded September 4, 1975 in the RMC Office for Greenville County, S. C. in Deed Book 1023 at page 683.

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