

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 17 12 27 PM '81
DORIS HANNE SLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, NIXON E. CAWOOD, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J.E. SIRRINE COMPANY EMP. F.C.U.
P.O. BOX 5456 STATION B
GREENVILLE, S.C. 29606

(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

EIGHT THOUSAND FIVE HUNDRED AND NO/100 -----Dollars (\$ 8,500.00) due and payable

AS SHOWN ON NOTE

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, situate, lying and being on the northern side of Lake Fairfield Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 74, LAKE FOREST SUBDIVISION, Section 1, on a Plat prepared by Piedmont Engineering Service dated July 1953, recorded in the R.M.C. Office for Greenville County in Plat Book GG, at Page 17, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Lake Fairfield Drive at the joint front corner of Lots 74 and 75 and running thence with the common line of said Lots, N. 15-09 W., 205.6 feet to an iron pin in the line of Lot 60; thence N. 83-28 W., 41 feet to an iron pin at the joint rear corner of Lots 73 and 74; thence with the common line of said Lots, S. 05-28 W., 238.9 feet to an iron pin on the northern side of Lake Fairfield Drive; thence with the curvature of said Lake Fairfield Drive, the chords of which are N. 77-00 E., 61 feet and N. 69-54 E., 61 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagor by deed of Ray Cannon Pearson recorded March 1, 1976.

This mortgage is second and junior in lien to that certain mortgage given to First Federal Savings and Loan Association recorded March 1, 1976 in the original amount of \$32,400.00.

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STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENTARY
STAMP
\$03.00

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.

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1 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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