

1302-7
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
MAR 18 12 20 PM '81
JOHN L. HARRISLEY
R.M.C.

1535 315

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DORIS ELAINE HUNTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARTHA R. ROGERS

(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 ONE THOUSAND AND NO/100

Dollars (\$ 1,000.00) due and payable

at the rate of \$100.00 per month beginning April 6, 1980 and \$100.00 each month thereafter until paid in full (10 installments)

with interest thereon ~~8 1/2~~ after Feb. 6, 1981 at the rate of 9% 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

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Gantt Township, situate on the eastern side of Staunton Bridge Road, being known and designated as Lot No. 8 on a Plat of Property of J.S. Machen recorded in the RMC Office for Greenville County in Plat Book "0" at Page 143, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Staunton Bridge Road at the joint front corner of Lots No. 7 and 8 and running thence with the joint line of said lots, S. 42-00 E., 422.0 feet to an iron pin; thence S. 16-30 W., 75.0 feet to an iron pin; thence N. 42-00 W., 437.0 feet to an iron pin on the eastern side of Staunton Bridge Road; thence with said Staunton Bridge Road, N. 26-30 E., 70.0 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagor by Deed of the mortgagee recorded in the RMC Office for Greenville County on February 6, 1980 in Deed Book 1120 at Page 201.

This mortgage is second and junior in lien to that certain mortgage given to The Kissell Company dated February 4, 1980.

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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.

4. 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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