

Mortgagees' Address: 819 Altamont Road, Greenville, S. C., 29609

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.

MORTGAGE OF REAL ESTATE

BOOK 1543 PAGE 272

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RENATO MONCINI AND FAYE S. MONCINI,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
RION D. VASSY AND JENELL S. VASSY,

(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 Thousand and No/100----- Dollars \$30,000.00 ; due and payable
\$447.94 per month commencing on the 1st day of July, 1981, and continuing on like
day of each month thereafter for a total of 36 months, with a balloon payment in
the amount of \$24,622.15 due and payable on the 37th month

with interest thereon from date at the rate of 13%----- 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:

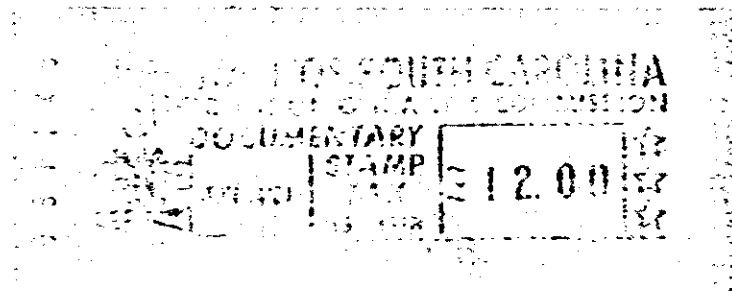
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, near the City of Greenville, being known and designated as Lot No. 20, Section 2, and a small portion of Lot No. 21, Section 2, of a subdivision known as Timberlake, Section 2, plat of which is recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, at Page 184. Reference to said plat is hereby craved for the metes and bounds description thereof.

This being the same property conveyed to the Mortgagors herein by deed of the Mortgagees herein dated June 2, 1981, and to be recorded of even date herewith.

This mortgage shall be second and junior in lien to that certain mortgage given to General Mortgage Co., assigned to Cameron-Brown Company, recorded in the RMC Office for Greenville County in Mortgage Book 770, at Page 463, and in the original amount of \$16,000.00.

This mortgage can be prepaid without penalty.

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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 of all 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 such 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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