

1544-555

MORTGAGE OF REAL ESTATE--Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

S.C.

Mortgagee's address: P. O. Box 3028
Greenville, S.C.
29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SECOND MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Patrick L. Condon, Sr.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto First-Citizens Bank and Trust Company

(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 Twelve Thousand, One Hundred Forty-One and 75/100ths----- * DOLLARS (\$12,141.75*),

with interest thereon from date at the rate of _____ per centum per annum, said principal and interest to be repaid: * (1) Note in the amount of \$10,444.10, payable on demand, with interest at the rate of 12% per annum (12.17 APR) payable semiannually; and (2) Installment Note with a total of payments of \$1,060.56 payable in 12 equal monthly installments of \$88.38 commencing on August 3, 1981.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
0489

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, on the northern side of Roe Ford Road (S. C. Hwy. 88) in Paris Mountain Township, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 109 of a subdivision known as Stratford Forest, and having, according to a plat of said subdivision prepared by Piedmont Engineering Service dated February 25, 1957, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book KK at page 89, and also according to a more recent plat prepared by Piedmont Engineering Service dated April 18, 1960, entitled "Property of William Baxter Hood," the following metes and bounds:

BEGINNING at an iron pin on the northern side of Roe Ford Road (S. C. Hwy. 88) at the joint front corner of Lots No. 108 and No. 109 and running thence with the line of Lot No. 108 N. 5-25 W. 236.4 feet to an iron pin in the rear line of Lot No. 105; thence with the rear line of Lot No. 105 N. 84-03 W. 158.0 feet to an iron pin at the joint rear corner of Lots No. 109 and 110; thence with the line of Lot No. 110, S. 15-30 W. 208.0 feet to an iron pin on the northern side of Roe Ford Road (S.C. Hwy. 88); thence with the northern side of Roe Ford Road (S.C. Hwy. 88) S. 77-38 E. 240.0 feet to the point of BEGINNING.

DERIVATION: Deed of Rachel G. Hood dated September 15, 1977 and being recorded in Deed Book 1064 at Page 930.

This Mortgage is junior in lien to that certain mortgage of Martha S. Condon to Carolina Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1410 at Page 43.

This Mortgage is only over the right, title and interest of Patrick L. Condon, Sr.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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