

MORTGAGEE'S ADDRESS: 2715 Glenhaven Lane, Winston Salem, NC
MORTGAGE OF REAL ESTATE

BOOK 1564 PAGE 503

FILED
STATE OF SOUTH CAROLINA, S. C.
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FEB 25 3 11 PM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE BANKERSLEY
R.M.C.

WHEREAS, Terry G. Faust and Lynn C. Faust

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Althea S. Gross and James W. Gross

(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

Five Thousand and No/100-----Dollars (\$ 5,000.00) due and payable

on or before two years from date

with interest thereon from date at the rate of 14 per centum per annum, to be paid: at maturity

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 Northwesterly side of Sweetwater Road, near the City of Greenville, South Carolina, being known and designated as Lot 457 on plat entitled "Revision of Lot 457, Sugar Creek, Map Two, Section Two," dated March 30, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-R at Page 72, and having such metes and bounds as shown thereon.

This is the same property conveyed to the Mortgagor herein by deed of M. G. Proffitt, Inc. dated November 5, 1981, recorded in the Office of the RMC for Greenville County on November 9, 1981, in Deed Book 1158 at Page 16.

This mortgage is junior in lien to that certain mortgage given by the Mortgagors to Bankers Mortgage Corporation dated November 5, 1981, and recorded in the Office of the RMC for Greenville County in Mortgage Book 1557 at Page 305, in the principal amount of \$96,900.00, and also that certain mortgage given by the Mortgagors to M. G. Proffitt, Inc. dated November 5, 1981, recorded in Mortgage Book 1557 at Page 392, in the original amount of \$2,500.00.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
FEB 25 1982
TAX
2.00

2 FEB 25 1982

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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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

DO 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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