

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
S. C. SECOND MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: BOOK 1571 PAGE 338

MAY 22 4 06 PM '82
DONNA W. WILKINS
R. M. C.

WHEREAS, STEPHEN J. GUST AND MARJORIE E. GUST

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES H. HARRISON, JR. and RACHEAL H. HARRISON

(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-eight thousand one hundred and seventy-five and no/100ths

Dollars (\$ 38,175.00) due and payable in monthly installments with interest at the rate of thirteen percent per annum. Payments are to be amortized over a thirty year period, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances. Payments shall begin on July 1, 1982 and are due on the first of each month in installments of \$422.29 through and including May 1, 1987. On June 1, 1987 the entire balance of the principal in the amount of \$37,459.29 is due to Mortgagee as a balloon payment; plus interest in arrears.

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 northerly side of Edwards Mill Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 54 on plat entitled "Seven Oaks" prepared by C. O. Riddle, dated May 15, 1972, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book 4R, Page 6 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Edwards Mill Court, said pin being the joint front corner of Lots 54 and 55 and running thence N. 15-28 E. 226.7 feet to an iron pin, joint rear corner of Lots 54 and 55; thence S. 56-40 W. 110 feet to an iron pin joint rear corner of Lots 72 and 73; thence S. 71-33 W. 112.8 feet to an iron pin on the rear line of Lot 52; thence S. 22-30 E. 80 feet to an iron pin, joint rear corner of Lots 52 and 53; thence S. 40-07 E. 86.15 feet to an iron pin on Edwards Mill Court, joint front corner of Lots 53 and 54; thence with the northerly side of Edwards Mill Court, the chord of which is N. 71-58 E. 55 feet to an iron pin, the point of beginning.

This mortgage is junior in lien to that certain mortgage given by the mortgagors to First Federal Savings & Loan in the amount of \$21,800.00 dated May 28, 1982 and recorded in the R. M. C. Office for Greenville County, South Carolina in Mortgage Book 1571 at Page 334.

This being the same property conveyed to the Mortgagors herein by deed of Charles H. Harrison, Jr. and Racheal H. Harrison, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
MAY 23 1982
STAMP
FEE
\$ 15.28
R. M. C.

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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.

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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