MORTGAGE OF REAL ESTATE

BOOK 1592 PAGE 831

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S.C.
JAN 25 3 33 PM '83
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Ben E. Sanders

(hereinafter referred to as Mortgagor) is well and truly indebted unto Woodfield Land Company, A South Carolina Partnership, 850 S. Pleasantburg Drive, Greenville, S. C. 29607

(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 Eight Thousand Two Hundred Fifty and No/100---------- Dollars ($ 8,250.00) due and payable

in accordance with the terms of said promissory note;

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

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 situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Gilderbrook Road, being known and designated as Lot No. 40 on plat of BROOKFIELD WEST, SECTION II, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-X, at page 88, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to Ben E. Sanders by The Vista Co., Inc. and Dee Smith Co., Inc. by deed of even date, recorded herewith.

This is a second mortgage, being junior in lien to the certain mortgage given by Ben E. Sanders to First Federal Savings and Loan Association of South Carolina, dated January 20, 1983, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1592, at page 493.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JAN 25 '83
$ 08.37

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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.

GREENVILLE OFFICE SUPPLY CO. INC.

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