

VOL 1036 434

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GLORIA WHITENER

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. MILLARD ZINK

(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 Four Thousand and No/100

Dollars (\$ 4,000.00) due and payable

in accordance with terms of note of even date herewith

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 2, Block B, of Fair Heights as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book F, Page 257 and according to a more recent plat entitled "Property of Barbara A. Lee" dated August 29, 1979, prepared by W. R. Williams, Jr. and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northwesterly side of Parkins Mill Road (formerly Dakota Avenue) and running thence with the line of said road S. 31-20 W., 50 feet to an iron pin; thence with the joint line of Lot No. 2 and Lot No. 3 N. 58-40 W., 150 feet to an iron pin in the joint rear corner of Lots Nos. 2, 22 and 23; thence with the joint line of Lot No. 23 and Lot No. 2 N. 31-20 E., 50 feet to an iron pin; thence S. 58-40 E., 150 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of E. Millard Zink recorded simultaneously herewith.

This mortgage is junior in lien to that certain mortgage executed in favor of Collateral Investment Company in the original amount of \$21,800.00 being dated August 25, 1975, and recorded September 4, 1975, in the R.M.C. Office for Greenville County in R.E. Mortgage Book 1347, Page 886. Said mortgage has a present balance of \$19,964.75.

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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 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 Mortgagee 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 whatsoever lawfully claiming the same or any part thereof.

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