

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
S.C.
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WALKER SLEY
R.M.C.

1483 825

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sandra R. Freeman

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. C. O. B., a South Carolina General Partnership,

(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 Nineteen Thousand Seventeen and 51/100-----

----- Dollars (\$ 19,017.51) due and payable

in accordance with the terms of the note

with interest thereon from date at the rate of eleven (11) per centum per annum, to be paid: in accordance with the terms of the note

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 78, on

plat of Section 5, Colonial Hills Subdivision, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book QQQ at page 21, and having the following metes and bounds as shown thereon, to-wit:

BEGINNING at an iron pin on the western side of Fairford Circle at the joint front corner of Lots Nos. 77 and 78; thence with the joint line of said lots, N. 88-29 W., 163.8 feet to an iron pin; thence turning and running N. 1-16 E., 88.9 feet to an iron pin, corner of Lot No. 79; thence with the line of said lot, S. 88-29 E., 175.1 feet to an iron pin on the western side of Fairford Circle; thence with the western side of Fairford Circle S. 1-31 W., 40 feet to a point; thence continuing with the western side of said Circle, S. 13-59 W., 50 feet to the beginning corner.

The within property is the same conveyed to the mortgagor herein by deed of William E. Freeman dated March 27, 1969 and recorded April 2, 1969 in the R. M. C. Office for Greenville County in Deed Book 865 at page 230.

This is a second mortgage, being junior in lien to that mortgage given by William E. Freeman to First Federal Savings and Loan Association in the original amount of \$18,300.00 recorded in the R. M. C. Office for Greenville County in Mortgage Book 1093 at page 254, said mortgage having a balance due on the date hereof of \$6,832.42.

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RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA

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 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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