Mortgagee's Address: P. O. Box 516, Greenville, S. C. 29602 FAYBERWOOD, WALKER, FORD & MAHO

BOOK 1490 PAGE 166

FILED
GREENVILLE CO. S. C.
DEC 3 2 42 PM '79
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DIANNE BERGFALK

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN D. HOLLINGSWORTH

(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

Eleven Thousand and No/100 . . . . . Dollars ($ 11,000.00) due and payable

in accordance with the terms of a 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:

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX all that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being on the southern side of Ridgecrest Drive in the City of Greenville, and being shown as the eastern portion of Lot No. 1 and the northern portion of an abandoned road adjacent thereto on a plat of Vista Hills, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book P, at Page 149 and having, according to a plat by R. K. Campbell, dated March 31, 1961, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Ridgecrest Drive with the joint front corner of Lot No. 1 and No. 2 and running thence S. 36-43 E. 145.4 feet to a point; thence S. 63-28 W. 109.5 feet to a point; thence N. 32-39 W. 144.7 feet to a point on the southern side of Ridgecrest Drive; thence with the southern side of Ridgecrest Drive, N. 62-12 E. 100 feet to the point of beginning.

Being the same property conveyed to the Mortgagor herein by deed of William A. Griffith and Della V. Griffith, dated November 30th, 1979 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1116, at Page 740.

It is understood and agreed between the parties hereto that this Mortgage constitutes a second Mortgage and is junior to and inferior to the lien of that Mortgage held by North Carolina National Bank and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1367, at Page 966.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
TAX
$4.00

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.

TO --- 1 DE 3 '79 1193

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