

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 14 1 41 PM '81
S. TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Morton W. Mitchell and Beatrice K. Mitchell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mark Taynton

(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

Sixteen Thousand and no/100ths

Dollars (\$16,000.00) due and payable

with interest thereon from even date at the rate of fifteen per centum per annum, to be paid: as set forth in said 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:

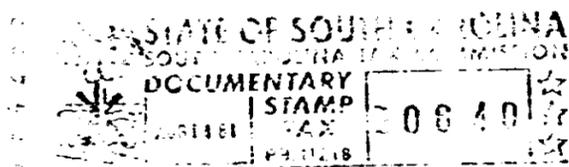
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being on the western side of Sunset Street, and being shown and designated as Lot 16 on Plat entitled GRAND VIEW HILLS, prepared by R. B. Bruce, dated March 3, 1969, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WWW, Page 52, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sunset Street at the joint front corner of Lots 16 and 17 and running thence with the common line of said Lots S 47-35 W 200 feet to an iron pin; thence N 50-32 W 140 feet to an iron pin; thence running with the rear line of Lots 14 and 15 N 49-51 E 210 feet to an iron pin on the western side of the turnaround of Sunset Street; thence with the turnaround of Sunset Street, the chord of which is S 70-09 E 50 feet to an iron pin on the western side of Sunset Street, thence with the western side of Sunset Street S 40-12 E 86.7 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Louis T. Fennell and Jean T. Fennell as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1153, Page 538, on August 14, 1981.

This mortgage is second and junior in lien to that certain note mortgage given to Poinsett Federal Savings and Loan Association as recorded in RMC Office for Greenville County, South Carolina in Mortgage Book 1549, Page 884, on August 14, 1981.

1549 220



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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