Mortgagee's Address: P. O. Box 17265, Greenville, S. C. 29606

BOOK 1509 PAGE 199

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

BOOK 71 PAGE 595

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Michael A. Broder and Jill I. Broder

(hereinafter referred to as Mortgagor) is well and truly indebted unto Threatt Enterprises, Inc.

(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 Fifty-Three Thousand and No/100ths---------- Dollars ($ 53,000.00) due and payable

on or before July 28, 1980 in accordance with the terms of said Note.

in the RMC Office for Greenville County, in Deed Book 1129, Page 511.

The within mortgage is a purchase money mortgage but is understood and agreed to be junior in rank to that certain mortgage of real estate given by Michael A. Broder and Jill I. Broder to Greer Federal Savings and Loan Association recorded July 18, 1980 in the RMC Office for Greenville County in Mortgage Book 1508, Page 130.

PAID AND SATISFIED IN FULL THIS 25th day of July, 1980.
THREATT ENTERPRISES, INC.
By: [signature]
Leathwood

Witnesses: [signature]

AUG 6 1980

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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