

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 29 4 06 PM '77
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Gregg S. Monson and Sandra L. Monson

(hereinafter referred to as Mortgagor) is well and truly indebted unto James W. Munro and Reva C. Munro

(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 Two Thousand Eight Hundred Sixty-Four and 22/100 -----

Dollars (\$2,864.22) due and payable

with interest thereon from July 1, 1977 at the rate of six (6) per centum per annum, to be paid: at maturity

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:

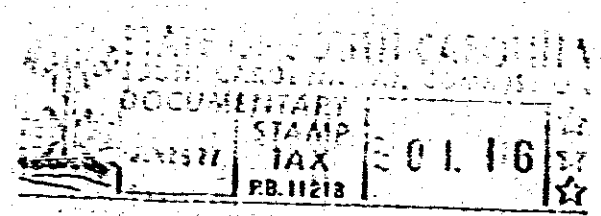
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the western side of Weehawken Circle, being shown and designated as Lot No. 3 on a plat entitled "REVISED MAP, WEEHAWKEN HILL" made by C. O. Riddle, Surveyor, dated November 10, 1970, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4F, Page 50, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Weehawken Circle at the joint front corner of Lots Nos. 2 and 3 and running thence with a line of Lot No. 2, S. 72-02 W., C217.4 feet to an iron pin being the joint rear corner of Lots Nos. 2 and 3; thence with the line of property now or formerly belonging to Ruth Green Butler, N. 4-44 E., 194.7 feet to an iron pin being the joint rear corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4, S. 83-45 E., 172.4 feet to an iron pin on the western side of Weehawken Circle; thence with the western side of Weehawken Circle, S. 5-49 E., 55 feet to an iron pin; thence continuing with the western side of Weehawken Circle, S. 14-09 E., 55.2 feet to an iron pin being the point of beginning.

DERIVATION: This is the same property conveyed to Mortgagors by deed of James W. Munro and Reva L. Munro recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1059, Page 536, on June 29, 1977.

This Mortgage is secondary and junior in lien to a mortgage given to Carolina Federal Savings and Loan Association of Greenville, South Carolina, as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1372, Page 129, on July 6, 1976.



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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