

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.

SEP 2 3 02 PM '80

MORTGAGE OF REAL ESTATE

1517 373

WILKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MILTON E. AND DONNA R. STRATTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES R. AND INA LOU BAILEY

Route 2, Fountain Inn, S.C. 29644

(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 ONE THOUSAND AND NO/100-----

-----Dollars (\$ 1,000.00-) due and payable

in 12 monthly installments of \$87.92 beginning on October 23, 1980 and being due on the same date of each month thereafter until paid in full.

with interest thereon from date at the rate of --TEN--per centum per annum, to be paid MONTHLY

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:

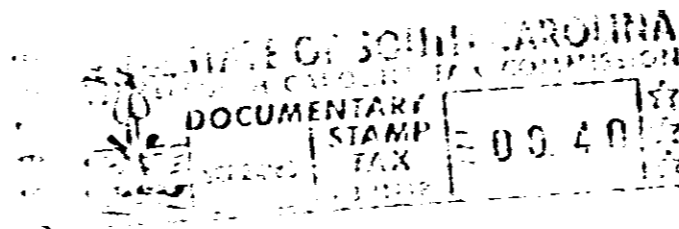
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, shown and designated as Lot No. 31 on plat of Sunset Heights Subdivision, recorded in Plat Book 00, Page 314 in the RMC Office for Greenville County and a more recent plat of property of James R. Bailey and Ina Lou Bailey, dated December 18th, 1978, prepared by Carolina Surveying Company and recorded in Plat Book 6X, Page 28 and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Looneybrook Drive, at the corner of Looneybrook Drive and Alice Street and running thence S. 66-00 W., 200.0 feet to an iron pin; thence turning and running N. 24-00 W., 100 feet to an iron pin at the joint rear corner of Lots 30 and 31; thence N. 66-00 E., 200 feet to an iron pin on Looneybrook Drive; thence with said Looneybrook Drive S. 24-00 E., 100 feet to an iron pin, being the point of beginning.

This is the identical property conveyed to the mortgagors by deed of James R. and Ina Lou Bailey to be recorded on even date herewith.

This mortgage is second and junior in lien to that certain mortgage held by Banker's Life Company as recorded 12/21/78 in the RMC Office for Greenville County in Mortgage Book 1453, Page 674 in the original amount of \$35,500.00.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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