

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
SEP 25 11 18 AM '80  
DONNIE TANNERSLEY  
R.M.C.

1517-694

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

WHEREAS, RICHARD L. GUION AND CAROLYN S. GUION

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

J. E. SIRRINE COMPANY EMP. F. C. U.  
P. O. BOX 5456 STATION B  
GREENVILLE, S. C. 29606

(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

FIFTEEN THOUSAND AND NO/100 ----- Dollars (\$ 15,000.00 ) due and payable

AS SHOWN ON NOTE

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:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the northwesterly side of Middle Brook Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 240, on plat entitled "Map No. 4, Section One, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5D, page 72, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Middle Brook Road, said pin being the joint front corner of Lots 252 and 240 and running thence with the common line of said lots N. 24-50-06 W. 50 feet to an iron pin; thence continuing with the common line of said lots N. 37-44-01 W. 133.29 feet to an iron pin, the joint rear corner of Lots 240 and 252; thence S. 52-24-42 W. 118.33 feet to an iron pin, the joint rear corner of Lots 240 and 241; thence with the common line of said lots S. 32-03-34 E. 162.97 feet to an iron pin on the northwesterly side of Middle Brook Road; thence along the northwesterly side of Middle Brook Road N. 61-33-10 E. 124.92 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagors by deed of Robert W. Mitchell and Sue K. Mitchell dated November 11, 1977 and recorded November 14, 1977 in Deed Book 1068 at Page 289, R.M.C. Office for Greenville County, S.C.

This mortgage is second and junior in lien to that certain mortgage given to First Federal Savings and Loan Association dated November 11, 1977 and recorded November 14, 1977 in Mortgage Book 1415 at Page 558 in the original amount of \$54,000.00.

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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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