

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

JUL 23 10 06 AM '81

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1547 PAGE 761

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

WHEREAS, STEVEN J. TIMMONS AND CHISLER H. TIMMONS

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

CENTRAL REALTY CORPORATION

(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

THIRTY ONE THOUSAND DOLLARS AND NO/100-----Dollars (\$ 31,000.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY.

with interest thereon from date at the rate of 12% 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, City of Greenville, located on the southwestern side of Trails End and being known and designated as Lot #141 and the northern one-half of Lot #142 of subdivision known as Cleveland Forest prepared by Dalton and Neves, dated May, 1940, revised September, 1945, and recorded in Plat Book M at Page 137 and having, according to a more recent survey entitled "Property of Ronald N. Salyer and Patricia K. Salyer", prepared by R. B. Bruce, dated June 7, 1965, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Trails End, which iron pin is located N. 25-25 W. 102.8 feet from the northwestern intersection of Trails End and Wilderness Lane and running thence through Lot #142, S. 64-35 W. 159.8 feet to an iron pin; thence along line of Lot #93, N. 25-25 W. 90 feet to an iron pin at the joint rear corner of Lots #140 and #141; thence with the line of Lot #140, N. 64-35 E. 159.8 feet to an iron pin on the southwestern side of Trails End; thence with the southwestern side of Trails End, S. 25-25 E. 90 feet to an iron pin, the beginning corner.

THIS is the same property conveyed to the Mortgagor's herein by deed of South Carolina National Bank, as Agent for Ellison G. Webster, III, and Suzanne B. Webster, dated July 15, 1981, and recorded simultaneously herewith.

THIS mortgage is junior in lien to that certain mortgage in favor of South Carolina Federal Savings and Loan Association, recorded September 28, 1978, in the R.M.C. Office for Greenville County in R.E.M. Book 1445 at Page 636, in the original amount of \$35,000.00, and having a principal unpaid balance of \$34,399.60.

Mortgagee's Address:
419 E. North Street
Greenville, S. C. 29603

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
JUL 23 1981
\$ 2.40

400 8 27321801

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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