

FILED
GREENVILLE CO. S. C.

LONG, BLACK & GASTON
BOOK 1559 PAGE 336

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DEC 3 3 24 PM '81

MORTGAGE OF REAL ESTATE

DO NOT CONCERN ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, JAMES H. HUFFLING & BETTY R. HUFFLING

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

GORDON C. CARTER

(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

THREE THOUSAND DOLLARS AND NO/100-----Dollars (\$ 3,000.00) 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 15% 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, Gantt Township, shown and designated as Lot No. 92, on a plat of Rockvale, Section I, made by J. Mac Richardson, surveyor, dated October, 1958, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQ, at Page 108, and being shown on a more recent plat by Freeland and Associates, dated October 6, 1981, entitled, "Property of Andrew Richard and Maria Johnson."

SAID lot fronts 75 feet on the Southern side of Rockvale Drive, runs back to a uniform depth of 160 feet and 75 feet across the rear.

This is the same property conveyed to the Mortgagor's herein by deed of Andrew Richard and Maria Johnson, dated December 3, 1981, and recorded simultaneously herewith.

THIS mortgage is junior in lien to that certain mortgage in favor of The Kissell Company, dated October 9, 1981, and recorded October 12, in the R.M.C. Office for Greenville County in R.E.M. Book 1555 at Page 39, in the original amount of \$33,400.00.

Mortgagee's Address:
2618 Andreson Road Plaza
Greenville, S. C. 29611

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
DEC 3 1981

400 8 12011801

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.

0.336

4328 RV.2