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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, **CARLTON R. ROZIER AND FAYE S. ROZIER**

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

UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION

(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 THIRTY-NINE AND 84/100----- Dollars (\$2039.84 due and payable

with interest thereon from date at the rate of **18** per centum per annum, to be paid **per note**

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 for 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**, known and designated as **Lot 155, Section 3, of Westcliffe Subdivision**, as shown on a Plat thereof, prepared by **Piedmont Engineers and Architects**, dated **December 11, 1963**, and revised **September 24, 1965**, and recorded in the **R.M.C. Office for Greenville County in Plat Book JJJ, Pages 72, 73, 74, and 75**, and having, according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of **Saluda Circle** and running thence along the joint line of **Lots 154 and 155, S. 29-59 E., 167.7 feet** to the edge of the **Saluda River**; thence with the edge of **Saluda River, N. 47-00 E., 122.1 feet** to an iron pin; thence running along the joint line of **lots 155 and 156, N. 29-38 W., 140.3 feet** to an iron pin on the Southeastern side of **Saluda Circle**; thence running along the said **Saluda Circle, S. 60-14 W., 120 feet** to an iron pin, being the point of beginning.

This is the identical property conveyed to the Mortgagors by Deed recorded in the **R.M.C. Office for Greenville County in Deed Book 818, Page 236**, on **April 24, 1967** by **L. H. Philpot as Trustee**.

This mortgage is second and junior in lien to that certain mortgage executed by **Carlton R. Rozier and Faye S. Rozier** and in favor of **Fountain Inn Federal Savings and Loan Association**, recorded in **REM Book 1160 at Page 446** in the **R.M.C. Office for Greenville County, South Carolina**.

We have not examined the Courthouse records nor is this title certified.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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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 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 and 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 that 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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