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BOOK 1573 PAGE 623

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dennis P. Carlson and Mafy D. Carlson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter Keys Lewis, III, and Eve F. Lewis

(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

Sixteen Thousand and no/100ths ----- Dollars (\$16,000.00) due and payable  
On or before July 1, 1987

with interest thereon from date at the rate of 11.00% 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 Mauldin, being known and designated as Lot No. 5 on a plat of Burdett Estates, prepared by Dalton & Neves, Engineers, dated February, 1971, recorded in plat book 4X at page 60 of the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Heather Lane, joint front corner of Lots 5 and 4 and running thence with the joint line of said lots, S. 32-41 E., 150 feet to an iron pin; thence S. 57-19 W. 95 feet to an iron pin; thence N. 32-41 W., 150 feet to an iron pin on the southern side of Heather Lane; thence with said Heather Lane N. 57-19 E., 95 feet to the point of beginning.

The above described property is the same conveyed to the mortgagors herein by the mortgagees by deed of even date recorded herewith.

This is a second mortgage, being junior in lien to that certain mortgage assumed or to be assumed by the mortgagor, such mortgage given by the mortgagee herein to The South Carolina National Bank dated March 12, 1974, and recorded in Mortgage Book 1334, Page 787.

This is a purchase money mortgage.

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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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