

MORTGAGE OF REAL ESTATE -

BOOK 1573 PAGE 836

1411 Laurens Road  
Greenville, South Carolina 29607

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
JUN 27 1 27 PM '82  
DONALD W. WILKINS  
S. C. CLERK

WHEREAS, HADEN H. RAWLINSON and PHYLLIS A. RAWLINSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto SMITH & STEELE BUILDERS, INC.,

(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 NINE HUNDRED THIRTY-SIX and 16/100----- Dollars (\$ 15,936.16 ) due and payable

in accordance with terms of said 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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 20 on a Plat of Pebble Creek, Phase IV, Section 2, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C, Page 47, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same property conveyed to the Mortgagors herein by deed of Smith & Steele Builders, Inc., dated June 23, 1982, to be recorded herewith.

The within Mortgage is junior in lien to that certain note and mortgage heretofore given to First Federal Savings and Loan Association dated March 31, 1981, and recorded in the RMC Office for Greenville County, South Carolina, on March 31, 1981, in Mortgage Book 1535, Page 711, which has a present balance due in the amount of \$86,357.60.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP  
JUN 27 1982

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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 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 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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