

MORTGAGE OF REAL ESTATE -

BOOK 1552 PAGE 522

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 83 PAGE 258

REC'D 10 11 AM '82
R.M.C. SANDERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ben E. Sanders

(hereinafter referred to as Mortgagee) is well and truly indebted unto Hobbs Clayton, Lynn Road, Route 2, Taylors, S. C. 29687

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Twenty Thousand and No/100----- Dollars (\$ 20,000.00) due and payable on or before December 28, 1982,

with interest thereon from date at the rate of 15% per centum per annum, to be paid: semi-annually

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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:

This is a second mortgage, being junior in lien to that certain mortgage given by Ben E. Sanders and Ellen S. Sanders to American Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1556, at page 660 on October 30, 1981.

E. TIMOTHY SULLIVAN, ATTY.
1586

pd and satisfied

this 30th day of September, 1983.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA
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FEB 82 1101

15965

NOV 16 1983

FILED
GREENVILLE CO. S. C.
NOV 16 10 19 AM '83
DONNIE SANDERSLEY
R.M.C.

002

Hobbs Clayton
Witness: *Elizabeth Sanders*

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.
GREENVILLE OFFICE SUPPLY CO. INC.