

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1504 PAGE 679

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
FILED
CO. S. C.
AUG 13 1980
SLEY

WHEREAS, WE, PADEL A. HARRIS AND IRA L. PORTER

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

ROBERT W. VINSON AND KATHY L. VINSON
Route 4, Belton, South Carolina

(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 FIVE THOUSAND and NO/100

Dollars (\$ 5,000.00) due and payable

in twenty-four (24) equal monthly installments of \$230.73, with said payments commencing on the first day of August, 1980, and continuing on the first day of each successive month thereafter until paid in full.

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: per promissory 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 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, and being shown as Lot 38 on plat of Section 2, Pecan Terrace, recorded in Plat Book EE at page 108 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of North Wingate Road at the joint front corner of Lots 37 and 38 and running thence along line of Lot 37, S. 13-25 E., 174.3 feet to an iron pin; thence N. 82-12 E. 64.4 feet to an iron pin; thence with the line of Lot 39, N. 08-18 W. 177.7 feet to an iron pin on the South side of North Wingate Road; thence along the South side of North Wingate Road, S. 79-05 W. 80 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Robert W. Vinson and Kathy L. Vinson of even date to be recorded herewith.

This mortgage is junior in lien to the certain mortgage given to Collateral Investment Company dated May 12, 1978 and recorded in the RMC Office for Greenville County in Mortgage Book 1431 at page 842.

RECORDED
INDEXED
MAY 13 1980
SLEY

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 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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