

MORTGAGE OF REAL ESTATE -
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 16 1 24 PM '80
NONNIE S. TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1516 PAGE 216

WHEREAS, WILLIAM H. TRUPP, HELEN F. TRUPP AND SUSAN TRUPP

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. C. PHILLIPS

(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 Thirteen Thousand and No/100

Dollars (\$ 13,000.00) due and payable

in quarterly payments of \$ 461.82 beginning December 5, 1980 and continuing thereafter in quarterly installments for a period of fifteen (15) years.

with interest thereon from date at the rate of 11 3/4 per centum per annum, to be paid: quarterly

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:

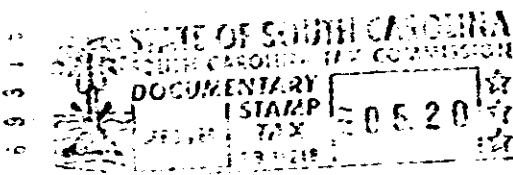
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, as shown on a Plat of property of J.C. Phillips, dated August, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-T, Page 80, said plat prepared by Webb Surveying and Mapping Company, containing 4.09 acres and being more particularly described as follows:

BEGINNING at an iron pin located on the West side of Phillips Lane, said iron pin being located 1100 feet more or less South of Phillips Road; thence running along Phillips Lane S. 1-13 W. 277.31 feet to an iron pin; thence turning and running along the line of Phillips property S. 85-52 W. 348.21 feet to an iron pin; thence N. 87-02 W. 247 feet to an iron pin; thence turning and running N. 20-14 W. 273.34 feet to an iron pin; thence turning and running N. 87-17 E. 695.26 feet along the line of Phillips property to the point of BEGINNING.

Being the same property conveyed to the Mortgagors herein by deed from J. C. Phillips in the RMC Office for Greenville County in Mortgage Book 1494 at Page 274 dated January 28, 1980.

This mortgage is second and junior in lien to that certain mortgage given by Mortgagor to Mortgagees recorded in the RMC Office for Greenville County in Mortgage Book 1494 at Page 274 on January 28, 1980.

" NO TITLE EXAMINATION"



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, executors 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 Mortgagee 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.

4328 RV-2