

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
S.C.  
APR 28 4 00 PM '81  
H.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GORDON C. CARTER

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

RAYMOND M. FAUBION

(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

FOUR THOUSAND DOLLARS AND NO/100----- Dollars (\$ 4,000.00 ) due and payable

IN ACCORDANCE WITH THE TERMS OF NOTE OF EVEN DATE HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY.

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, on the Northern side of Lynhurst Drive, being known and designated as Not No. 62, Section I, as shown on a plat of Oak Crest, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG, at Pages 110 and 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Lynhurst Drive at the joint front corner of Lots Nos. 61 and 62 and running thence with the Northern side of Lynhurst Drive N. 60-02 E. 80 feet to an iron pin at the corner of Lot No. 63; thence with the line of Lot No. 63, N. 29-58 W. 150 feet to an iron pin at the corner of Lots No. 48; thence with the line of Lots 48 and 49 S. 60-02 W. 80 feet to an iron pin in the rear line of Lot No. 40 and at the corner of Lot No. 61; thence with the line of Lot No. 61 S. 29-58 E. 150 feet to the point of beginning.

THIS mortgage is junior in lien to that certain Mortgage in favor of Perpetual Federal Savings and Loan Association, dated April 27, 1981, and recorded in the R.M.C. Office for Greenville County in REM Book 1537 at Page 431.

This is the same property conveyed to the mortgagor herein by deed of Raymond M. Faubion dated April 27, 1981 and recorded April 28, 1981.

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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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