

150 STALLWAYS ROAD, MYRTLES, S.C. 29577

BOOK 1585 PAGE 625

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
NOV 11 3 15 AM '82
JOHN BANKERSLEY
R.M.C.

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

WHEREAS, JOHN P. PANARO

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOSEPH J. MEDNICK AND JACQUELINE SAARINEN

(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 Eight Hundred Sixty Five and No/100-----

Dollars (\$ 15,865.00) due and payable

in accordance with terms of note of even date herewith

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 Unit No. 2 of Villas on the Green Horizontal Property Regime, as is more fully described in Master Deed dated July 30, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1130, Pages 162 through 235, inclusive, and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 7-Y, Page 55.

This is the same property conveyed to the mortgagor by deed of Gatewood Builders, Inc. recorded in the R.M.C. Office for Greenville County on August 13, 1980, in Deed Book 1131, Page 37.

This mortgage is junior in lien to that certain mortgage executed in favor of First Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County on August 13, 1980, in R. E. Mortgage Book 1510, Page 856, and re-recorded on October 6, 1980, in R.E. Mortgage Book 1519, Page 345.

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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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