

MORTGAGE OF REAL ESTATE -

BOOK 1585 PAGE 986

STATE OF SOUTH CAROLINA GREENVILLE COUNTY S.C. MORTGAGE OF REAL ESTATE
COUNTY OF Greenville
FILED
NOV 15 12 17 PM '82
TO ALL WHOM THESE PRESENTS MAY CONCERN:
JOHN H. TANKERSLEY
R.M.C.

WHEREAS, We, Hilliard G. Glenn and Louise R. Glenn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sheldon A. Smerdon
3 Broadleaf Court, Taylors, SC 29687

(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

Two Thousand, Five Hundred and 00/100----- Dollars (\$ 2,500.00) due and payable

in 60 equal monthly instalments of \$ 55.62 each, beginning

December 1, 1982

with interest thereon from Nov. 11 '82 at the rate of 12 per centum per annum, to be paid: monthly, included in each payment.

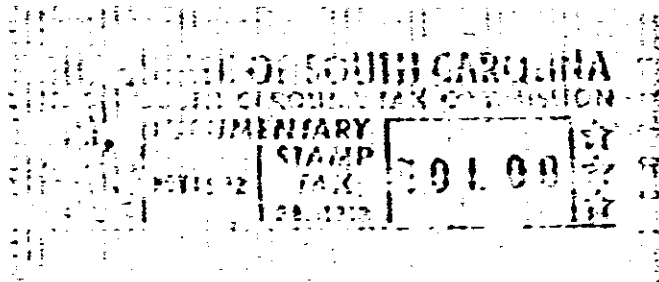
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, designated as Lot 7 on a Plat of Property of Donald E. Baltz, recorded in the R.M.C Office for Greenville Co., in Plat Book BB, Page 175-A, and also designated as PROPERTY OF OTIS RICHARDSON AND JANMACHELLE RICHARDSON, prepared by Richard Wooten, Jr., RLS on 1/14/80, and Recorded in Plat Book 7T at Page 83, in the RMC Office for Greenville County, SC, reference to which is craved for a more complete description of the metes and bounds thereof.

DERIVATION: This is the same property conveyed to the mortgagors by the mortgagee by deed of even date herewith, recorded in Deed Book 1177, Page 242.

This mortgage is junior to that mortgage existing on the said property from Otis Richardson, et al in favor of Carolina National Mortgage Investment Co. of Charleston, S. C.



NOV 15 1982 465

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 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.