

BOOK 73 PAGE 1971

MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

BOOK 1503 PAGE 157

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MAY 11 11 03 AM '80
SONNIE S. STANKERSLEY
R.M.C.

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

WHEREAS, WILLIS L. CALER and PATRICIA A. CALER

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANCIS J. DENNIS & DOROTHY E. DENNIS

(hereinafter referred to as Mortgage) 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

TEN THOUSAND ----- Dollars (\$ 10,000.00) due and payable upon sale of Caler home in Pennsylvania or one year from date

with interest thereon from date at the rate of 13% per centum per annum, to be paid at maturity

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 Mortgagee in hand well and truly paid by the Mortgagor 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, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the southeastern corner of the intersection of Roberta Drive and Red Cherry Lane, and being known and designated as Lot No. 55 on plat No. 3 of Cherokee Forest recorded in the RMC Office for Greenville County in Plat Book 1000 at pages 36 & 37. Said lot fronts 65 feet on the south side of Roberta Drive and runs back to a depth of 331.9 feet on the east side, and runs back to a depth of 306.8 feet on the west side along Red Cherry Lane and runs with the curve of the aforementioned intersection 21.2 feet and is 100.5 feet across the rear.

This is the same property conveyed to mortgagor by mortgagee by deed of even date herewith to be recorded.

This mortgage is junior in lien to that certain mortgage held by Prudential Insurance Company of America in the original amount of \$21,300.00 dated 7/22/65 recorded 7/30/65 in the RMC Office for Greenville County in mortgage vol. 1002 page 591.

The mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

Witnesses
MAY 9th 1981
31560

Francis J. Dennis
Dorothy E. Dennis

Patricia A. Zabel
Dorothy J. Jolly

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MAY 12 1 29 PM '81
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R.M.C.

MAY 1 2 1981

Mortgagee address:
9 Trentwood, Hollytree Plantation
Simpsonville, SC 29681

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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