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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

ARTHUR SEGAN & RENEE G. SEGAN

(hereinafter referred to as Mortgagee) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON AS EXECUTOR AND TRUSTEE OF THE ESTATE OF DOROTHY HELEN S. HOROWITZ, DECEASED

(hereinafter referred to as Mortgagor) 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 Eight Thousand Four Hundred Ninety-three and 13/100-----

Dollars (\$ 8,493.13) due and payable

as provided for in the note which this mortgage secures,

with interest thereon from date at the rate of 8 per centum per annum, to be paid: monthly.

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 piece, parcel or lot of land together with all buildings and improvements situate thereon, lying and being on the Northeastern side of Hiawatha Drive near the City of Greenville in Greenville County, South Carolina, being shown and designated as Lot No. 209 on a Plat of BOTANY WOODS, Sector V, as shown on plat recorded in the RMC Office for Greenville County, S. C., in Plat Book Y, pages 6 and 7, reference to which is craved for the metes and bounds thereof.

The within mortgage is junior in lien to a first mortgage covering the above described property given by Arthur Segan and Renee G. Segan to General Mortgage Company (now Cameron-Brown Company) dated February 5, 1962, in the original sum of \$23,500.00 recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 881, page 71.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.