

The State of South Carolina,

FILED  
GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

JUN 21 9 52 AM '73

DONNIE S. TANKERSLEY  
R.M.C.

To All Whom These Presents May Concern: Wayne L. Spencer and

Patricia H. Spencer SEND GREETING:

Whereas, We, the said Wayne L. Spencer and Patricia H. Spencer

hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents, are well and truly indebted to The Furman Co.

hereinafter called the mortgagee(s), in the full and just sum of One Thousand Two Hundred Sixty Four and 54/100----- DOLLARS (\$1,264.54--), to be paid on December 31, 1973

, with interest thereon from date

at the rate of eight (8%) at maturity percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said The Furman Co., its successors and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being on the southern side of Devon Drive in the Town of Mauldin, County of Greenville, State of South Carolina and known and designated as Lot No. 85 on a plat entitled "An addition to Knollwood Heights", which plat is recorded in the RMC Office for Greenville County in Plat Book 4-F at Page 17 and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Devon Drive at the joint front corner of Lots 85 and 86 and running thence with the joint line of said lots S. 47-27 E. 175 feet to an iron pin; running thence N. 42-33 W. 120 feet to an iron pin at the joint rear corner of Lots Nos. 84 and 85; running thence with the joint line of said lots N. 47-27 W. 174.25 feet to an iron pin on the southern side of Devon Drive; running thence with the southern side of said drive N. 42-12 E. 120 feet to an iron pin, point of beginning.

This mortgage is junior in rank to the lien of that mortgage given this date by Wayne L. & Patricia H. Spencer to First Federal in the amount of \$36,000.00.