

JUN 22 10 27 AM '76

THIS IS A SECOND MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEDONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Francis E. Fox and Patricia T. Fox

(hereinafter referred to as Mortgagor) is well and truly indebted unto John F. Vocke, Trustee, Sharonview Credit Union, Charlotte, North Carolina

(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 Six Thousand and 00/100-----

----- Dollars (\$ 6,000.00 ) due and payable  
in One Hundred Forty-Four (144) semi-monthly installments of Fifty-Eight  
and 66/100 (\$58.66) Dollars each until paid in full, the first payment being  
due June 30, 1976with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of one \_\_\_\_\_ per centum per ~~annum~~ month to be paid: semi-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 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 on the eastern side of Birchbark Drive, being shown and designated as Lot 24 on plat of Parkdale, Section 2, prepared by C. O. Riddle, May, 1965, which plat is of record in the RMC Office for Greenville County in Plat Book BBB-121, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Birchbark Drive at the common corner of Lots 24 and 25; running thence along the rear line of Lots 25 and 26 N. 47-11 E. 230 feet to an iron pin; thence along line of Lot 27 N. 42-49 W. 78 feet to an iron pin; thence along line of property now or formerly owned by Milton A. Burdine S. 65-42 W. 165 feet to an iron pin on Birchbark Drive; thence along the eastern side of Birchbark Drive S. 11-06 W. 24.7 feet to an iron pin; thence with the curve of the cul de sac of Birchbark Drive, the chords of which are S. 33-59 E. 44.8 feet and S. 18-15 W. 43 feet to an iron pin; thence with the curve of the eastern side of Birchbark Drive S. 32-49 E. 51.7 feet to an iron pin, the point of beginning.



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.