

LAW OFFICES OF JOHN W. HOWARD, III, ATTORNEY AT LAW, 114 MANLY ST. GREENVILLE, S. C. 29601

GREENVILLE CO. S. C.

THIS IS A SECOND MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OC 18 3 42 PM '75
CORNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Randolph W. Schmelzel and Diane T. Schmelzel,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. F. Vocke, Treasurer, Sharonview Federal 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 Ninety-Two (192) semi-monthly installments of Forty-Eight and 76/100 (\$48.76) Dollars each until paid in full, the first payment being due November 15, 1976,

with interest thereon from date at the rate of 1 per centum per annum, 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:

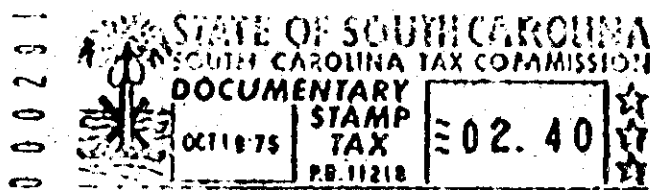
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Chesterfield Road, being known and designated as Lot No. 312 as shown on a plat of Belle Meade, Section 3, by Piedmont Engineering Company, dated March 28, 1956, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG, at Page 187, reference to which is hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the Mortgagors herein by Deed of Elaine Berick Brooks Jernigan (formerly Elaine Berick Brooks), by Deed recorded in the RMC Office for Greenville County in Deed Book 986-534 on October 22, 1973.

The Mortgagee's mailing address is P. O. Box 1414, Charlotte, N. C. 28201.

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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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