FILED
GREENVILLE CO. S.C

BOOK 1394 PAGE 341

STATE OF SOUTH CAROLINA } SECOND MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } TO ALL WHOM THESE PRESENTS MAY CONCERN:

12 50 PM
S. TANKERSLEY
R.M.C

WHEREAS, I, JAMES H. PEARSON, 28 Pacific Ave., G'ville, SC

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES C. PREASE, SR.

(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

Four Thousand and no/100 Dollars ($ 4,000.00) due and payable

with interest thereon from March 25, 1977 at the rate of 9 per centum per annum, to be paid: Monthly for a period of Ten (10) years.

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

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being known as Lot No. 333 of Pleasant Valley Sub-division, as shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "P", at page 114; same being shown on a plat prepared by Carolina Surveying Company, on September 26,1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-W at page 11; reference being hereby made to the latter plat for metes and bounds description thereof.

This is a Second Mortgage

This being the same property as conveyed to the Mortgagor by deed of James H. Pearson and being recorded in the R.M.C. Office for Greenville County on April 11, 1977 .

DOCUMENTARY STAMP TAX COLLECTED

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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