

MORTGAGE OF REAL ESTATE Thomas G. Brissey, Attorney at Law, 110 Manly St., Greenville, S.C.

BOOK 1421 PAGE 484

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
JUN 20 3 30 PM '78  
CLERK OF COURTS  
GREENVILLE, S.C.  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Wofford M. Poore

(hereinafter referred to as Mortgagor) is well and truly indebted unto James W. Skelton

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date hereto the terms of which are incorporated herein by reference, in the sum of Five Thousand Thirty-Seven and 62/100-----  
-----Dollars (\$5,037.62 ) due and payable

due and payable in full on or before July 1, 1978

with interest thereon from date at the rate of nine per centum per annum, to be paid at maturity.

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 Mortgagee 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, Town of Mauldin, on Old Mill Road and being known and designated as Lot No. 78 as shown on plat of BURDETT ESTATES, prepared by Dalton & Neves, dated February, 1971, and revised December, 1973, recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 60, and having the following metes and bounds, to-wit:

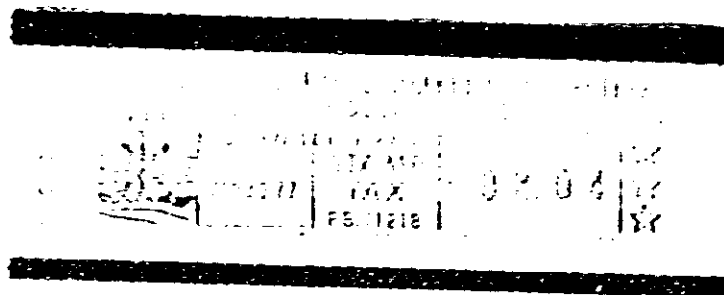
BEGINNING at an iron pin on Old Mill Road at the joint front corners of Lots 78 and 79 and running thence along the line of said Lots, S.77-52 W. 150 feet to an iron pin; thence along the rear line of Lot 78, S.12-08 W. 100 feet to an iron pin at the rear corner of Lots 77 and 78; thence along the line of said Lots, N.77-52 E. 150 feet to an iron pin on Old Mill Road; thence along said Road, N.12-08 W. 100 feet to the point of beginning.

THIS is a second mortgage lien subject to that certain first mortgage to Saluda Valley Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1413 at Page 600 on October 21, 1977, in the original amount of \$29,000.00 and having a present balance of \$28,862.38.

THIS is the same property as that conveyed to the Mortgagor herein by deed from James W. Skelton recorded in the RMC Office for Greenville County on January 20, 1978.

THE mailing address of the Mortgagee herein is 102 Mills Avenue, Greenville, S. C. 29606.

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Together with all and singular rights, members, tenements, 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 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 otherwise dispose of the premises 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, its heirs, successors and assigns against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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