STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

AR 20 11 26 AH '78 MORTGAGE OF REAL ESTATE DONNIE S. TANKER 32 24 WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

James L. Allen

(hereinafter referred to as Mortgagor) is well and truly indebted unto John C. Lanford and Oney Jaynes

(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 Fifteen Thousand and No/100-----

.\_\_\_\_\_Dollars (\$ 15,000,00 ) due and payable at the rate of \$5,000.00 per year for a period of three years beginning one year from date together with interest from date at the rate of 10% on the declining unpaid balance, payable annually with the principal installment with the right to anticipate payment in full without penalty.

## ACCOMPANY NO SERVICE OF THE SERVICE

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mortgager 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, in Paris Mountain Township, near the City of Greenville, on the southern side of Cedar Lane Road, and having, according to plat by J. Mac Richardson, dated September, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Cedar Lane Road at the corner of Nettie Kuykendall property and running thence along the center of said Road, N.63-09 W. 104.4 feet to a bend in said Road; thence still along the center of said Road, N.55-48 W. 104.4 feet to a point in the center of Cedar Lane Road; thence along the H. B. Cureton property line, S.27-15 W. 208.8 feet to an iron pin; thence still along line of H. B. Cureton property, S.55-48 E. 104.4 feet to an iron pin; thence S.63-09 E. 104.4 feet to an iron pin on Kuykendall line; thence along that line, N.27-15 E. 208.8 feet to the center of Cedar Lane Road, point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Ted O. Martin recorded in the RMC Office for Greenville County on March 20, 1978.

THIS is a second mortgage lien subject to that certain mortgage first lien to J. B. Loyless recorded in the RMC Office for Greenville County in Mortgage Book 1376 at Page 631 in the original amount of \$30,000.00 and having a present balance of \$29,035.98.

THE mailing address of the Mortgagee herein is 207 Covington Road, Greenville, S. C. 29609.



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 futures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all r ch 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 heireinabove described ir ree 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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GREENVILLE OFFICE SUPPLY CO. INC.

Description of