

DONNIE S. YANKERLEY
R.M.C.
FILED
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AV
78 MORNING STAR

VOL 1405 PAGE 301

Second
First Mortgage on Real Estate

SECOND MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Wayne D. and Patricia D. Cox

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Seventeen Thousand Seventy Two and 16/100 ----- DOLLARS

(\$ 17,072.16), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 7 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 Southern side of Camden Drive, being known and designates as Lot No. 135 as shown on plat entitled Rockvale, dated July, 1959, prepared by J. Mac Richardson, R.S. and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQ at Page 109, and having according to said plat, the following metes and bounds, to wit;

Beginning at an iron pin on the southern side of Camden Drive at the joint corner of Lots Nos. 135 and 136 and running thence with the common line of said Lots. N. 4-39 E. 165 feet to an iron pin; thence S. 86-01 E. 116.5 feet to an iron pin; thence S. 1-58 E 165.9 feet to an iron pin and concrete monument on the southern side of Camden Drive; Thence with the southern side of Camden Drive, N. 86-01 W. 134.6 feet to the point of beginning.

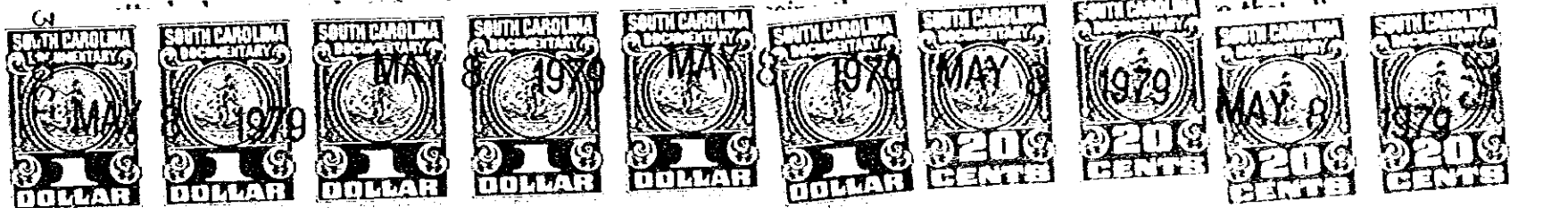
This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

As a part of the consideration herein, the grantees assume and agree to pay that certain mortgage in favor of Cameron-Brown Company in the principal amount of \$18,900.00, recorded in the R.M.C. Office for Greenville County, in Mortgage Book 1205 at page 29 and having a present principal balance due thereon of \$18,604.47.

The grantees herein, by the acceptance of this deed, specifically assume and agree to pay the indebtedness due under the terms of a mortgage given by the grantor to Cameron-Brown Company and recorded in Mortgage book 1205 page 29 records of Greenville County, and also hereby assume the obligation of the grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

This is the same property conveyed by deed of John Wesley Sexton and Suzanne G. Sexton, dated and recorded 4-10-73 in volume 972 at page 289.

Together with all and singular the 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 and any other equipment or fixtures now or hereafter



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