

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JAN 28 4 03 PM '80  
SECOND MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DONNIE S. TANKERSLEY  
JOHN W. PEDEN AND MARY JANE S. PEDEN

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

WHEREAS, the Mortgagor is well and truly indebted unto P. L. BAUKNIGHT, JR. AND VIRGINIA T. BAUKNIGHT (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 FORTY FOUR THOUSAND FIVE HUNDRED EIGHT AND NO/100 DOLLARS (\$44,508.00) with interest thereon from date at the rate of 12% per centum per annum, said principal and interest to be repaid as follows: With principal and interest payable one year from April 28, 1980 or one year from the date that Mortgagors take possession of Mortgagees property at 44 Lake Forest Drive, whichever date shall be sooner.

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 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot No. 53 of a subdivision known as Stone Lake Heights, Section 2, as shown on plat thereof prepared by Piedmont Engineering Service, July 15, 1953 and recorded in the R.M.C. Office for Greenville County in Plat Book W, at Page 87, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Lake Forest Drive, the joint front corner Lots 52 and 53 and running thence along the joint line of said lots, S. 86-10 W. 220.8 feet to a point on the margin of Stone Lake, which point is witnessed by an iron pin six feet back on line; thence along the margin of Stone Lake, following the meanders thereof, a traverse line of which is S. 2-49 W. 120.1 feet to a point on the margin of said lake, the joint rear corner of Lots 53 and 54; thence along the joint line of said lots, N. 83-52 E. 235.4 feet to an iron pin on the western edge of Lake Forest Drive; thence along the western edge of Lake Forest Drive, N. 4-37 W. 110 feet to the beginning corner.

This is the same property conveyed to the Mortgagors by deed of P. L. Bauknight, Jr. and Virginia T. Bauknight, dated January 28, 1980 and recorded January 28, 1980 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1119 at Page 618.

This mortgage is subordinate to the mortgage of Fidelity Federal Savings & Loan Association recorded in Mortgage Book 1026 at Page 504 on March 30, 1966.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
1784

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 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.

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