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MORTGAGE OF REAL ESTATE—Office of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's address:
P. O. Box 1329
Greenville, S.C. 29602

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SECOND MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James Brian Graves and

Susan W. Graves, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank and Trust Company

(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 Five Thousand Three Hundred

Twenty-Eight and no/100ths----- DOLLARS (\$ 5,328.00),
which includes principal and 14.49 Annual Percentage Rate
interest thereon from date at the rate of / per centum per annum, said principal and interest to be repaid: IN FORTY-EIGHT EQUAL MONTHLY INSTALLMENTS OF ONE HUNDRED ELEVEN AND NO/100THS DOLLARS (\$111.00) WITH THE FIRST PAYMENT TO BE MADE ON OR BEFORE SEPTEMBER 1, 1980.

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, situate on the northwestern side of West Prentiss Avenue and on the northeastern side of Ladson Street being shown as Lot No. 10, Block E on plat of "Property of O. P. Mills" dated May, 1914, prepared by H. Olin Jones, recorded in Plat Book C at page 176 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of W. Prentiss Avenue at the joint front corner of Lot No. 8 and Lot No. 10 and running thence with Lot No. 8, N. 44-33 W. 180 feet to an iron pin at the joint rear corner of Lot No. 8 and Lot No. 10; thence with an alley, S. 45-27 W. 65 feet to an iron pin on Ladson Street; thence with said Street S. 44-33 E. 180 feet to an iron pin at the northeastern corner of the intersection of Ladson Street and W. Prentiss Avenue; thence with said Avenue N. 45-27 E. 65 feet to the point of beginning.

DERIVATION: Deed of Butler Bowen Mullins and Grier Gowen Mullins dated November 17, 1977 recorded in the RMC Office for Greenville County in Deed Book _____ at Page _____.

THE AMOUNT ADVANCED BY MORTGAGEE TO MORTGAGORS IS A TOTAL OF \$4,000.00.

This Mortgage is junior in lien to the First Mortgage of James Brian Graves and Susan W. Graves to NCNB Mortgage South, Inc., which Mortgage is recorded in Mortgage Book 1416 at Page 131 in the RMC Office for Greenville County.

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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