

GR. F. FD
C.S.C.
PM '81
Second
ERSLEY

SECOND
MORTGAGE

200:1545 PAGE 141

THIS MORTGAGE is made this 22nd day of June 1981, between the Mortgagor, ESTHER C. KING (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of United States of America, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of (\$25,000.00) TWENTY-FIVE THOUSAND and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2011

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:

ALL those tracts of land in the County of Greenville, State of South Carolina, in Saluda Township, containing 27 acres, more or less, and 6.25 acres, more or less, and having the following metes and bounds, to-wit:

27 ACRES: Beginning at an iron pin in the center of Hannon Road at the corner of property of Evertie and Ruby Reeves, and running thence along them in a northeasterly direction, 175 feet; thence in a southeasterly direction 95.2 feet to the original line; thence N. 58 E. 1013.5 feet, more or less; thence N. 12 W. 561 feet; thence N. 52 W. 171.6 feet to the line of Phillip E. Trammell; thence with his line as shown in Plat Book 5-B, Page 38, which line is generally north of Old Wood Road, in a westerly direction 1273.1 feet to the center of Hannon Road in the line of Larry G. Dudley; thence with the center of the road S. 0-22 W. 133.1 feet, more or less; thence with the center of the road with line of Dudley and other property of Reeves shown in Plat Book 4-E, Page 127 and Plat Book 4-I, Page 23, S. 24-56 E. 179.4 feet; S. 43-54 E. 225 feet; S. 26-16 E. 200 feet, more or less, to the beginning; subject to road right of way to Trammell recorded in Deed Book 988, Page 93.

6.25 ACRES: Beginning at a creek and running thence S. 80 W. 442.2 feet to the edge of the bottom; thence parallel with road to a bend in road; thence westerly with the road to the creek; thence down the creek to the beginning.

This is the same property conveyed to Mortgagor herein by Deed of John W. Johnson, et al. recorded February 17, 1976 in Deed Book 1031, Page 696.

This Mortgage is subordinate to the prior lien of the Mortgage given by the Mortgagor herein to the Mortgagee herein in the original principal amount of \$50,000.00 recorded January 6, 1977 in Mortgage Book 1386, Page 788. It is agreed that a default under either of said Mortgages shall constitute a default under the other.

which has the address of Hannon Road, Marietta, South Carolina 29690 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

LEATHERWOOD, WALMER, TOND & MIAMI

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