

Mortgagee's address: E. E. E. 304 764, Simpsonville, SC 29681

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

AUG 19 10 36 AM '81

MORTGAGE OF REAL ESTATE

BOOK 1550 PAGE 382

DONNIE TANKERSLEY R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Larry E. Smith and Sharon C. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas W. Tarkington and Bobbie S. Tarkington

(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 Sixteen Thousand Eight Hundred and No/100--- Dollars (\$16,800.00) due and payable

as per the terms of that promissory note dated August 15, 1981

with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly

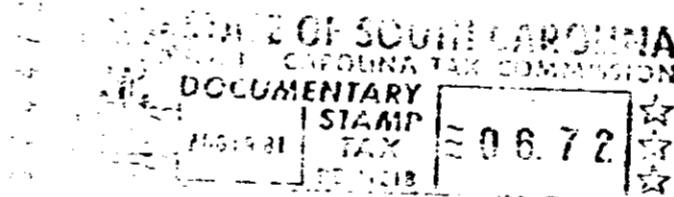
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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

ALL that piece, parcel or lot of land in the City of Simpsonville, County of Greenville, State of South Carolina, Austin Township, situate, lying and being on the western side of Willowtree Drive and being known and designated as Lot No. 391 of Section 4 of WESTWOOD Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 30 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS being the same property conveyed to the mortgagors herein by deed of the mortgagees herein as recorded in Deed Book 1153 at Page 749, in the RMC Office for Greenville County, S.C., on August 19, 1981.



THIS IS A SECOND MORTGAGE

In the event mortgagors transfer or convey the subject property, this indebtedness must be paid in full as this mortgage is not assumable.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

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 hereinabove described in fee 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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