MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLENA

COUNTY OF GREENVILLE

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(bereinaster 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 Eleven Thousand and No/100ths-----

corporated herein by reference, in the sum of Eleven Thousand and No/100ths----- Dollars (\$11,000.00) due and payable

in monthly installments of \$113.54, commencing on May 2, 1982, and continuing on the 2nd day of each month thereafter until May 2, 1985, at which time the entire unpaid balance and accrued interest shall be due and payable.

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's heirs, successors and assigns:

All that piece, parcel or lot of land in Greenville County, South Carolina, being known and designated as Lot No. 196 on plat of SHERWOOD FOREST recorded in Plat Book G at Pages 2 and 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Nottingham Road, the joint front corner of Lots 195 and 196, and running thence along the line of Lot No. 195, S. 60-30 E. 176 feet to an iron pin; thence S. 26-58 W. 100 feet to an iron pin; thence along the line of Lot 197, N. 52-44 W. 188 feet to an iron pin on the southeast side of Nottingham Road; thence with the southeast side of Nottingham Road N. 34-04 E. 75 feet to the beginning corner.

It is understood and agreed between the parties hereto that this mortgage is junior to that certain mortgage given by the mortgages to C. Douglas Wilson & Co. (now Bankers Mortgage Corporation), said mortgage being dated April 13, 1971, and recorded in the RMC Office for Greenville County in Mortgage Book 1186 at Page 609.

It is further understood and agreed that any default by the mortgagors in the terms and conditions of the above described mortgage shall be considered a default under the terms and conditions of this mortgage and the note which it secures.

This is the identical property conveyed to the mortgagors herein by deed of the mortgagees dated April 2, 1982, and recorded in the RMC Office for Greenville County in Deed Book //65 at Page /O.....

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Together with all and singular 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

AND THE RESIDENCE OF THE PROPERTY OF THE PROPE

The Mortgagor covenants that is 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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