edd: 1569 FAGE 871

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

S. C. MORTGAGE OF REAL ESTATE

SONO.

SOLUTION OF THE PRESENTS MAY CONCERN:

OF THE SELECTION OF THE PRESENTS MAY CONCERN:

WHEREAS, RICHARD C. ROUNTREE

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of South Carolina 102 South Main Street

Greenville, South Carolina 29601

(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

One Hundred Thirty Thousand and No/100 ----- Dollars (\$ 130,000.00) due and payable

with-interest-thereon-from

et-the-rate-of

per-centum-per-annum, to-be-paid:

As per the terms of said note.

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, and being further described as follows:

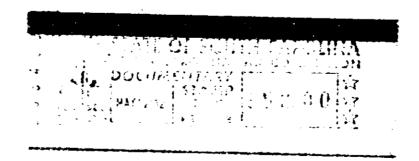
ALL that certain lot of land in Greenville County, State of South Carolina, being shown and designated at Lot 296, Section B, Gower Estates, plat of which is recorded in Plat Book XX at pages 36 and 37 and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the south side of Amber Drive, at the joint front corner of Lots 295 and 296 and runs thence with the line of Lot 295, S. 7-20 E. 175 feet to an iron pin; thence N. 82-41 E. 82.56 feet to an iron pin; thence N. 7-20 W. 175 feet to an iron pin on Amber Drive; thence with said Drive, S. 82-40 W. 82.6 feet to the beginning.

This property is being substituted as collateral for that property on Ponder Road shown on Block Book 547.2-1-10 and mortgaged to First National Bank of South Carolina under mortgage recorded December 29, 1981, in Mortgage Book 1560 at page 583.

This is a second mortgage junior to that of Fidelity Federal Savings and Loan Association (American Federal) as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 977 at page 512.

This is that property conveyed to Mortgagor by deed of Kirk F. Martin recorded June 4, 1965, in the RMC Office for Greenville County in Deed Book 775 at page 62.



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.

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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