

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CLIFFORD D. ROY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Darryl R. McElveen and L. Mead McElveen

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clifford D. Roy

(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 Ten Thousand and No/100ths

Dollars (\$ 10,000.00) due and payable

with interest in accordance with the terms of said promissory note, the maturity date of which, unless sooner paid, is July 1, 1987.

~~with interest thereon from~~ ~~the date of~~ ~~the date of~~

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 or 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, the Mortgagee's heirs, successors and assigns:

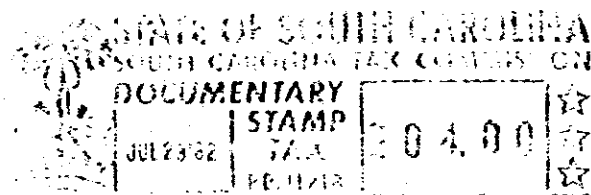
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that piece, parcel or lot of land situate, lying and being on the western side of Pimlico Road in Greenville County, South Carolina, being known and designated as Lot 109 as shown on plat entitled "Section a, Map of Gower Estates," made by Dalton & Neves dated January 1960 and recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ at pages 146 and 147 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pimlico Road at the joint front corner of Lots Nos. 108 and 109 and running thence with the common line of said lots, S. 74-15 W. 169 feet to the center of creek; thence running with the creek as the line, N. 16-51 W. 129.6 feet to the joint rear corner of Lots 109 and 110; thence with the common line of said lots, N. 83-49 E. 181 feet to an iron pin on the western side of Pimlico Road; thence with the western side of Pimlico Road, S. 11-44 E. 100 feet to an iron pin, the point of beginning.

The above described property is the same property conveyed to the mortgagors by deed of Clifford D. Roy to be recorded herewith.

This mortgage is junior and second in lien to that certain mortgage given by the Mortgagors to American Federal Savings and Loan Association to secure the sum of \$55,000.00 dated July 23, 1982 and recorded in Mortgage Book 1575, page 969



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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.

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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