

SECOND MORTGAGE

BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & SToudenMIRE, P.A., SUITE 15, 700 E. NORTH ST., GREENVILLE, S.C. 29602
MORTGAGE OF REAL ESTATE - P. O. Box 2464 BOOK 1583 PAGE 557
58 W. Avondale Drive
Greenville, S. C. 29602

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } CO. S. O. MORTGAGE OF REAL ESTATE

OCT 20 3 37 PM '82
DONNIE TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. Vincent Brown and Pamela K. Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto James C. Blakely, Jr., as Trustee for Scott W. Brown and Christopher K. Brown

(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 Fifty Four Thousand and No/100ths (\$54,000.00)-----
-----Dollars (\$54,000.00) due and payable on demand

with interest thereon from date at the rate of 13 1/3% per centum per annum, to be paid: on demand

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:

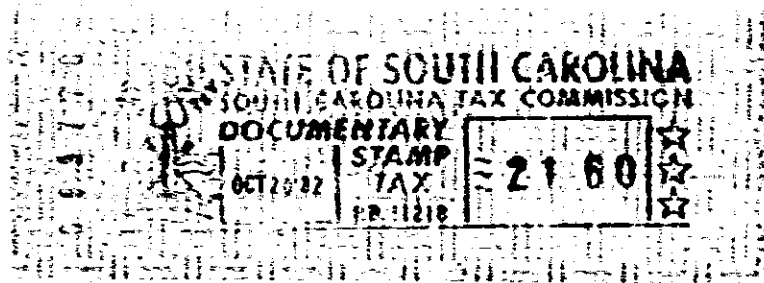
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as Lot No. 15 of Block "B," at pages 135 and 136, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point on West Avondale Drive at the joint corner of Lots 14 and 15, and running thence along West Avondale Drive S. 42-11 W. 118.1 feet to the joint corners of Lots 15 and 16 on said Drive; thence S. 74-40 E. 186.5 feet to a point on an alley; thence N. 15-20 E. 45 feet along said alley to the joint rear corners of Lots 14 and 15; thence N. 84-13 W. 146.4 feet to the point of BEGINNING.

This is the same property conveyed to Pamela K. Brown by deed of Bob Jones University dated April 10, 1969, which deed has been duly recorded in the R.M.C. Office for Greenville County in Deed Book 865 at Page 627.

This mortgage is junior in priority to that certain mortgage given to Carolina Federal Savings & Loan Association with an approximate principal balance of \$8,700 which has been duly recorded in the R.M.C. Office for Greenville County in Mortgage Book 1122 at Page 472 on April 11, 1969.



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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 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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