

Mortgagee's Address: 1004 Saluda Lake Road, Greenville, SC 29611

BOOK 1537 PAGE 914

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE S.C.  
DEC 10 10 40 AM '82

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN W. WALKERSLEY

WHEREAS, Daniel Wayne Crumpton and Sheila Brezeale Crumpton

(hereinafter referred to as Mortgagor) is well and truly indebted unto James R. Rochester

(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 Thousand and No/100----- Dollars (\$ 1,000.00 ) due and payable

In twenty-four (24) consecutive monthly installments, commencing January 1, 1983, with final payment to be due, if not sooner paid, on December 1, 1984.

with interest thereon from even date at the rate of ten (10%) per centum per annum, to be paid: in accordance with 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

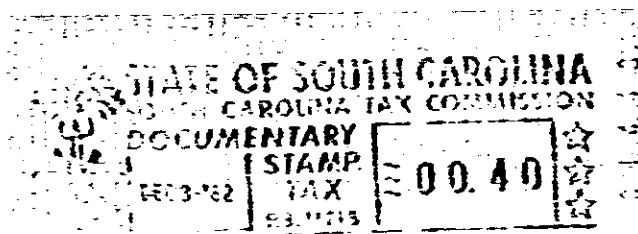
ALL that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot 2, of White Oak Hills Subdivision, Phase II-A, and having according to a more recent plat entitled Property of Brown Construction Company, by Freeland & Associates, dated March 10, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Saluda Lake Road at the joint front corner of Lots 1 and 2, and running thence with the line of Lot 1, N. 19-00 W., 197.48 feet to an iron pin; thence with the property now or formerly of William N. Miller, N. 51-50 E., 110 feet to an iron pin to the joint rear corner of Lots 2 and 3; thence with the line of Lot 3, S. 19-00 E., 233.63 feet to an iron pin on the northern edge of Saluda Lake Road; thence with the line of Saluda Lake Road, S. 71-00 W., 103.90 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage of even date from the Mortgagors herein to First Federal Savings and Loan Association of South Carolina in the original sum of \$51,850.00 to be recorded herewith.

This is the same property conveyed to the Mortgagors herein by deed of First Federal Savings and Loan Association of South Carolina of even date to be recorded herewith.

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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.

4.00 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.