

FILED
GREENVILLE CO. S. C.

APR 14 12 08 PM '83

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

SECOND
MORTGAGE OF REAL ESTATE

BOOK 1802 PAGE 117

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, OSCAR C. GRAY, JR., and JOSEPHINE GRAY

(hereinafter referred to as Mortgagor) is well and truly indebted unto CRYOVAC EMPLOYEES FEDERAL CREDIT UNION, P. O. Box 338, Simpsonville, South Carolina 29681

(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 TWENTY THOUSAND, NINE HUNDRED AND FIFTY AND NO/00 Dollars (\$20,950.00) due and payable

with interest thereon from date of the rate of 14.5% per centum per annum, to be paid:

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 and 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, to-wit:

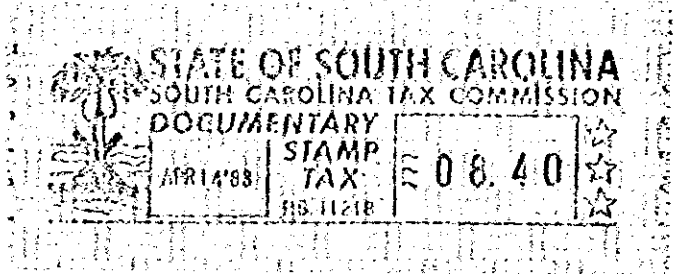
ALL that lot of land in the State of South Carolina, County of Greenville, Town of Mauldin, being the westerly portion of a .88 acre lot as shown on a plat of property of J. R. Hendrix and W. Earle Reid, prepared by C. O. Riddle, Surveyor and recorded in Plat Book DD at Page 125, and having, according to a more recent plat by Carolina Engineering and Surveying Company, dated February 26, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sunrise Drive at the joint corner with Lot now or formerly owned by Robert M. Coates and running thence with the line of said Coates Lot, S. 24-06 E., 233.5 feet to an iron pin; thence S. 60-31 W. 87 feet to an iron pin; thence N. 24-06 W., 271.7 feet to an iron pin on the Southerly edge of Sunset Drive; thence with the edge of said Drive, N. 84-46 E. 94.5 feet to the POINT OF BEGINNING.

This being the same property conveyed to the mortgagors herein by Deed of James Douglas Vaughn and Ginger F. Vaughn, dated March 3, 1969 and recorded in the RMC Office for Greenville County in Deed Book 863, at Page 203.

This mortgage is junior in lien to that indebtedness held by Cameron-Brown, dated March 3, 1969 in the original amount of \$14,250.00 and recorded in the RMC Office for Greenville County in Book 1118, at Page 405.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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