

GREENVILLE

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: LEONARD FRANCIS DOUCETTE

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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-one thousand nine

hundred fifty-three and 82/100ths ----- DOLLARS (\$ 21,953.82), with interest thereon from date at the rate of 15.50 per centum per annum, said principal and interest to be repaid: in 120 equal monthly installments of \$361.09 commencing September 12, 1983 with a like payment on the same date of each month thereafter until paid in full.

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,

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, at the northwestern corner of the intersection of Poinsett Highway and S. Parker Road and being shown on plat entitled "Survey for Leonard Francis Doucette" prepared by W.R. Williams, Jr., P.E. & L.S., dated August 11, 1981, recorded in the RMC Office for Greenville County in Plat Book 8-Q at Page 34, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of Poinsett Highway and S. Parker Road and running thence N 39-30 W, 127.0 feet to an iron pin; running thence N 68-18 E, 121.9 feet to an iron pin; running thence S 39-07 E, 115.8 feet to an iron pin; running thence S 63-18 W, 118.6 feet to the point of beginning.

DERIVATION: Deed of Richard B. Marett, Jr. recorded September 10, 1981 in Deed Book 1154 at page 393 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of Leonard Francis Doucette to Richard B. Marett, Jr. in the original sum of \$31,000.00 dated September 9, 1981 and recorded September 10, 1981 in Mortgage Book 1552 at Page 423 in the Greenville County RMC Office.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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