

\* SECOND \*

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED MORTGAGE OF REAL ESTATE  
GREENVILLE S.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 21 4 15 PM '84

WHEREAS, GEORGE O'SHIELDS BUILDERS, INC. INCORPORATED  
GREENVILLE, S.C. BY WALTER W. WILKINSLEY  
ATTORNEY AT LAW  
(hereinafter referred to as Mortgagor) is well and truly indebted unto LAND INVESTMENTS, A GENERAL PARTNERSHIP

(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

Nineteen Thousand Five Hundred & no/100----- Dollars (\$19,500.00 ) due and payable

on February 12, 1985,

with interest thereon from September 12, 1985 at the rate of fifteen (15%) per centum per annum, to be paid:

together with the principal on February 12, 1985.

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:

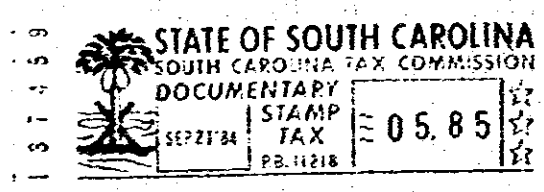
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, 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 Greenville, being known and designated as Lot No. 14, Woodberry as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book 7-C, Page 30.

Being the same property conveyed to the mortgagor herein by deed of George O'Shields, Sr., dated January 19, 1984 and recorded January 20, 1984 in deed volume 1204 at page 879 in the RMC Office for Greenville County, S. C.

This mortgage is second and junior in lien to that certain mortgage executed this date to American Federal Bank, FSB, covering the within described property, dated January 19, 1984 and recorded January 20, 1984 in the original amount of \$128,000.00 in mortgage volume 1644 at page 752 in the RMC Office for Greenville County, S. C.

MORTGAGEE'S ADDRESS:  
Mr. Frank Bailey  
5 Hunting Hollow Road  
Greenville, SC 29615



GCTO ----- 3 SE 21 84 093

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.