

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SECOND

MORTGAGE OF REAL ESTATE

VOL 1687 PAGE 177

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WARREN L. THOMAS and LISA D. THOMAS,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto DECO OF WARE PLACE, INC.,  
P.O. BOX 247, Simpsonville, S. C. 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 ONE THOUSAND FIVE HUNDRED SIXTY-SEVEN AND 53/100  
Dollars (\$ 1,567.53 ) due and payable

in Five (5) annual installments for principal and interest in the amount of  
FOUR HUNDRED THIRTY-FOUR AND 85/100 (\$434.85) DOLLARS, commencing October 22, 1985  
and each year thereafter, until paid in full.

~~XXX~~ Interest thereon from date of the rate of 12% 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:

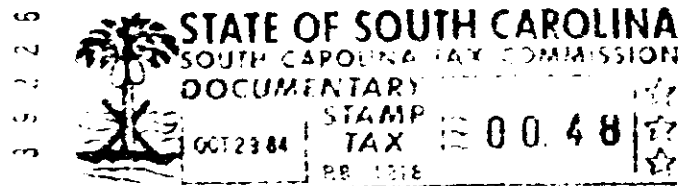
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 2.27 acres, more or less, as shown on a plat prepared by Roy Terrell, RLS, 4749, which plat is recorded in the Greenville County RMC Office in Plat Book 10-Y, at Page 49, and reference is made to said plat for a more particular metes and bounds description. Said tract being known and designated as TRACT #3.

This being the same property conveyed to the mortgagors herein by deed of DECO OF WARE PLACE, INC., dated October 22, 1984 and recorded in the Greenville County RMC Office in Deed Book 1225, at Page 20.

This mortgage is junior in lien to that indebtedness due to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, in the original sum of \$6,725.04, dated October 22, 1984 and recorded in the RMC Office for Greenville County in Mortgage Book 1687 at Page 124.

This conveyance is made subject to all restrictions, set back lines, roadways, easements, rights-of-way, if any, affecting the above-described property.



Together with all and singular rights, members, hereditaments, 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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4328-RV-2

RECORDED  
OCT 29 1984

OCT 29 1984