

OFFICE OF REAL ESTATE
 AND
 TITLE INSURANCE COMPANY
 GREENVILLE, SOUTH CAROLINA

WHEREAS, the said Lee Russell and Elizabeth N. Russell

have obtained a loan from the Peoples National Bank of Greenville, S. C.

the amount of which is as provided by the Mortgage's primary note of even date herewith, the terms of which are incorporated herein by reference to the said note.

Two Thousand Five Hundred Eleven and 75/100-- Dollars \$2,511.75) due and payable at the rate of \$167.45 per month, beginning 30 days from date and each month thereafter for 15 months, with interest thereon at the rate of 6% add on interest and

with interest thereon from date at the rate of 8% per centum per annum, to be paid monthly

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, Chick Springs Township, near the Corporate limits of the City of Greer, and north therefrom located on the West side of Sunset Drive, and being designated as lot No. 25 on a plat of property made for E. A. Burch and W. R. Frier, by J. Q. Bruce, Registered Surveyor, dated January 12, 1970, and according to said plat, having the following courses and distances:

BEGINNING at an iron pin on the western side of the intersection of Sunset Drive and Circle Drive, and thence with Circle Drive, S. 66-00 W. 43 feet to an iron pin; thence continuing with Circle Drive, S. 51-38 W. 70 feet to an iron pin; thence N. 24-00 W. 111 feet to an iron pin at the front rear corners of lots 24 and 25, thence S. 79-38 E. 129 feet to an iron pin on the edge of Sunset Drive, thence S. 10-22 E. 66 feet to the beginning corner.

The mortgagors herein hereby agree that this mortgage is to be co-equal with, and have equal priority with that mortgage given by the mortgagors, to the mortgagee herein on the same property described herein, said mortgage being dated August 17, 1971, and recorded in Mortgage Book 1203 at page 59 in the R.M.C Office for Greenville County. Any default in payment on either mortgage shall constitute a default on both mortgages.

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.