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800K 1352 FAST 955

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Raymond R. Jennings

(hereinaster referred to as Mortgagor) is well and truly indebted unto Patricia K. Jennings

(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

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

- - - ALL-that ecrtain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, hing and being in the State of South Carolina, County of

ALL that piece, parcel or lot of land situate, lying and being on the southeastern side of Claxton Drive, near the City of Greenville, Greenville County, South Carolina, being shown as Lot No. 27 on a Plat of the Subdivision of FARMINGTON ACRES made by Carolina Engineering and Surveying Co., dated December 1962, and recorded in the R.MC. Office for Greenville County, South Carolina, in Plat Book RR, at pages 106 and 107, reference to which is hereby craved for the metes and bounds thereof.

This is a second mortgage, being junior in lien to that certain mortgage given to Carolina Federal Savings and Loan Association by Raymond R. Jennings and Patricia K. Jennings in the original amount of \$18,500.00 recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1250, at page 303.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-taining, 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.