

GREENVILLE CO. S. C.
JES 8 11 82
MORTGAGE OF REAL ESTATE
S. T. BERRYLEY
R.M.C.

HILL, WYATT & BANNISTER

Attorneys at Law, 100 William St., Greenville, S. C.

NO TITLE EXAMINATION

STATE OF SOUTH CAROLINA,)
County of Greenville)

Mortgagee's Address:
815-B N. Franklin Road
Greenville, S. C. 29609

To All Whom These Presents May Concern:

WHEREAS, I, VAN STEPHEN WILSON

hereinafter called the mortgagor(s), is (are) well and truly indebted to DONNA JEAN KRANTZ
hereinafter called the mortgagee(s).

in the full and just sum of Four Thousand and No/100 (\$4,000.00) Dollars

with interest from in and by a certain promissory note in writing of even date herewith, due and payable as follows:

AS STATED IN NOTE DATED APRIL 3, 1978

with interest from at the rate of per centum per annum until paid;
interest to be computed and paid and if unpaid when due to bear interest at the same
rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent
of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal
proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of
money aforesaid, and for the better securing the payment thereof, according to the terms of the said note,
and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly
paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the
said mortgagee(s) the following described real property

All that piece, parcel or lot of land situate, lying and being in the City of Greenville,
County of Greenville, State of South Carolina, on the eastern side of Lavinia Avenue and
being shown and designated as Lot No. 36 of ROWLEY PLACE, plat of which is recorded in
the RMC Office for Greenville County in Plat Book C at Page 5 and being shown on a more
recent plat entitled "Property of Richard Perry Frock and Van Stephen Wilson", prepared
by Century Land Surveying Company, dated January 16, 1979, and recorded in the RMC Office
for Greenville County in Plat Book 62 at Page 13 and having, according to the more
recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Lavinia Avenue, joint front corner of
Lots 36 and 37 and running thence S 88-20 E 200.34 feet to an iron pin on Franklin Avenue,
joint rear corner of Lots 36 and 37; running thence S 27-21 W 52.9 feet to an iron pin,
joint rear corner of Lots 35 and 36; running thence N 89-51 W 178.44 feet to an iron pin
on the eastern side of Lavinia Avenue; running thence with the eastern side of Lavinia
Avenue N 02-43 E 52.4 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagor herein by deed from J.
Caton Easterling, Jr. recorded in the RMC Office for Greenville County on January 18, 1979.

This mortgage is subordinate and junior to that certain mortgage given by Richard
Perry Frock and Van Stephen Wilson to Bankers Life Company recorded in the RMC Office
for Greenville County, S. C., in Mortgage Book 1455, page 511, on January 18, 1979.

As additional collateral to secure the above referenced loan and note of even date,
the Mortgagor does hereby pledge to the Mortgagee to pay the sum of five cents (5c)
per album for each album he sells over ten thousand for the next five (5) years from
the date of this Mortgage, only on the first album which he records. This royalty shall
be on one album only and shall not apply to any other albums that may be subsequently
recorded by the Mortgage. It is anticipated that the album upon which these royalties
will be paid will be released during the month of August, 1978.

4329 MV-2