Mortagees address: Box 125, Simpsonville, SC

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. 1500 1111

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

V

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Marilyn C. Moore

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jasper C. Moore and Miriam C. Moore

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissor, note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Ten Thousand, Four Hundred Eighty-Seven and 84/100----- Dollars (\$10,487.84---) due and payable on demand

with interest thereon from date at the rate of nine per centum per annum, to be paid:

> according to the terms of said note

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 Mortgagee, and also in consideration of the further sum of Three Dohars (\$3.60) 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:

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All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 40, Section I, of Subdivision known as POINSETTIA, said Subdivision being situate within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the RYC Office for Greenville County, in Plat Book BBB at page 103.

A more particular description of said above numbered lot may be had by reference to said plat.

Being the same property conveyed to the mortgagor herein by deed of Richard C. Moore and Karen C. Moore dated July 30, 1980 to be recorded herewith.

This mortgage is second and junior in lien to that certain mortgage given by William J. Loe and Rebecca Faye Leo to Laurens Federal Savings & Loan Association (now Heritage Federal Savings & Loan Association), in the original amount of \$16,300.00, dated September 14, 1968 and recorded September 16, 1978 in the RMC Office for Greenville County in REM Volume 1103 at page 338.

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.

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