LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA \$20,696.70 AMOUNT FINANCED -800x1536 PAGE 52 CREEN FILED

CO. S. C. MORTGAGE OF REAL ESTATE

HAR 25 / 48 PH '81 TO ALL WHOM THESE PRESENTS MAY CONCERN: MORTGAGE OF REAL ESTATE STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Richard W. Jones

(hereinaster referred to as Mortgagor) is well and truly indebted unto Termplan Inc. of South Carolina

WHEREAS,

(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 Thirty six thousand five hundred fifty and 35/100-----_____ Dollars (\$ 36,550.35) due and payable

according to the terms thereof, said note being incorporated herein by reference

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 any before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and release and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and release and before the sealing areas. and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, 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, in Grove Township, about 7 miles southwest of the City of Greenville, and being known and designated as Lot Number 27 of the Property of Wm. R. Timmons, Jr. according to a plat of record in the RMC Office for Greenville County in Plat Book QQQ at page 193, and having the following metes and bounds, to-wit:

Beginning at a point on the northwestern side of Bancroft Street at the joint corner of Lots 28 and 27 and running thence with the northwestern side of Bancroft Street N. 55-19 E. 212.2 feet to a point at the joint corner of Lots 27 and 9; thence N. 37-41 W. 183.7 feet to a point; thence N. 51-00 E. 115 feet to a point; thence N. 38-15 W. 197 feet to a point; thence N. 38-12 W. 80.1 feet to a point at the joint rear corner of Lots 27 and 32; thence S. 51-18 W. 180.8 feet to a point at the joint rear corner of Lots 27 and 32; thence S. 13-21 E. 330 feet to a point; thence S. 34-41 E. 150 feet to a point on the northwestern side of Bancroft Street at the point of beginning.

This is the same property conveyed to the mortgagor by deed of Century Investors recorded in the RMC Office for Greenville County in Deed Book 949 at page 8 on July 14, 1972.

This is a second mortgage, junior in lien to that certain mortgage given by Richard W. Jones to First Federal Savings and Loan Association on July 14, 1972 and recorded in the RMC Office for Greenville County in Mortgage Book 1241 at page 611.

The mortgagee's address is: PO Box 1863, Greenville, SC 29602

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 is 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.