

FILED
STATE OF SOUTH CAROLINA S. C.
COUNTY OF GREENVILLE

AUG 18 10 52 AM '81

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, David H. Wilson and Gloria Jeanne H. Wilson

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Aetna Casualty and Surety Company,
151 Farmington Avenue, Hartford, Conn. 06156

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

Seven Thousand and No/100----- Dollars (\$ 7,000.00) due and payable
in accordance with the terms of said promissory note;

with interest thereon from date at the rate of seven 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:

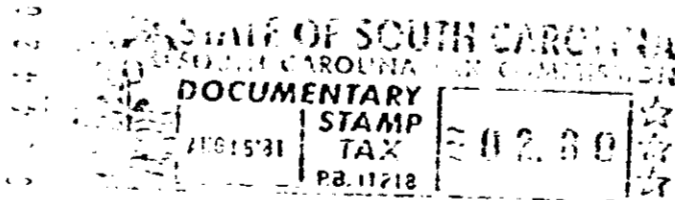
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 54 on plat of CANEBRAKE I prepared by Enwright Associates dated August 18, 1975, and revised October 6, 1975, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, at page 46, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagors by Foothills Delta P, Inc. by deed of even date, recorded herewith.

This is a second mortgage, being junior in lien to that certain mortgage given by Foothills Delta P, Inc. to First Federal Savings and Loan Association in the original amount of \$69,800.00, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1537, at page 515, on April 7, 1981.

The holder hereof shall have the right at its option, upon five days' written notice, to declare the outstanding balance of the indebtedness evidenced and secured hereby to be immediately due and payable upon the occurrence of any one of the following events:

- (a) If the encumbered premises be sold or if there is any other change in the vesting of title to the encumbered premises.
- (b) If any maker of the note or bond evidencing this indebtedness terminates his or her employment with the holder hereof or if such employment is terminated by said holder.



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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 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.