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The property of the second

MORTGAGE OF REAL ESTATE -

🤼 S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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ENTALLY WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MICHAEL M. WILSON and JANE L. WILSON

THE PALMETTO BANK (hereinafter referred to as Mortgagor) is well and truly indebted unto

(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 One Hundred Thirty-five Thousand ---------- Dollars (\$ 135,000.00) due and payable in accordance with the terms as set forth by said Note or Notes to be executed hereafter.

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, near the City of Greenville, on the western side of Pilgrims Point Road and known and designated as Lot No. 4 on a Plat of Pilgrim's Point recorded in the R.M.C. Office for Greenville County in Plat Book WWW at Page 35 and according to said Plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pilgrim's Point Road at the joint front corner of Lots Nos. 3 and 4 and running thence with the joint line of said Lots N. 85-58 W. 170 feet to an iron pin; thence N. 4-02 E. 135 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence S. 85-58 E. 170 feet to an iron pin on Pilgrim's Point Road; thence S. 4-02 W. 135 feet to an iron pin, the point of beginning.

This Mortgage is second and subordinate to that Mortgage given to First Federal Savings and Loan Association dated August 20, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1376 at Page 27.

This is the same property conveyed to the Mortgagors herein by Deed of Mark O. Mathiason and Jane L. Mathiason dated August 19, 1976, and recorded August 23, 1976, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1041 at Page 662.

!This is to CORRECT and REPLACE that certain Mortgage by the Mortgagors therein to the Mortgagee herein, dated May 4, 1982, and recorded in said R.M.C. Office in Mortgage Book 1569 at Page 420.

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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.

OCCI The Mortgagor covenants that it is lawfully seized of the premises heireinabove 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.