

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEGREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
NOV 3 11 09 AM '82
TO ALL WHOM THESE PRESENTS MAY CONCERN:DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, John W. Denton and Enid G. Denton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Billy C. Ward and Jean T. Ward

(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

Twenty five Thousand, Seven Hundred Three and 69/100ths Dollars (\$ 25,703.69) due and payable

with interest thereon from even date at the rate of per note per centum per annum, to be paid: as set forth in 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 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 shown and designated as Lot 20 on plat of property of Northside Heights recorded in Plat Book MM, Page 89, in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

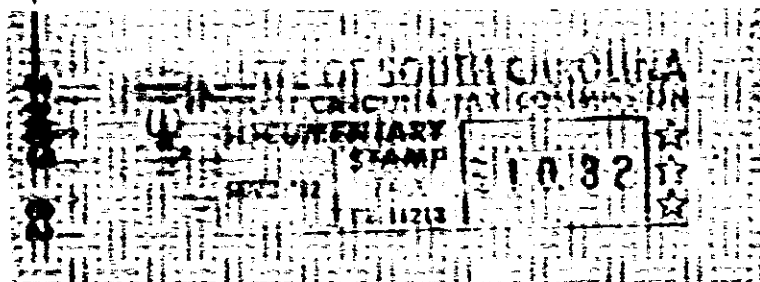
BEGINNING at an iron pin on the northern side of High View Drive at the joint front corner of Lots 19 and 20 and running thence with the line of Lot 19, N 20-00 W 160 feet to an iron pin; thence N 70-00 E 100 feet to an iron pin at the joint rear corner of Lots 20 and 21; thence with the rear line of Lot 21, S 20-00 E 160 feet to an iron pin on High View Drive; thence with High View Drive, S 70-00 W 100 feet to the point of beginning.

This is the same property conveyed to Mortgagor by deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1176, Page 564, on November 3, 1982.

This mortgage is junior and second in lien to the mortgage given to First Federal Savings and Loan as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1298, Page 108, on December 20, 1973.

Each Mortgagee's interest in this mortgage is as follows:

Billy C. Ward	\$16,351.84
Jean T. Ward	9,351.85



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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.