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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DOONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHFREAS, WELDON J. McABEE and SYBIL A. McABEE also known as SYBIL G.
McABEE

(hereinafter referred to as Mortgagor) is well and truly indebted unto C N MORTGAGES, INC.

(hereinafter referred to as Mortgage) 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 Ten Thousand Three Hundred Twenty and no/100-----

-----Dollars (\$ 10,320.00) due and payable
In Sixty monthly installments of One Hundred Seventy-two and no/100 (\$172.00)
Dollars, beginning April 15, 1976, with final payment due March 15, 1981.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgage 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 on the western side of Fairhaven Drive,

Chick Springs Township, being shown and designated as Lot #79 on a plat of Orchard Acres, Section Two, prepared by J. Mac Richardson, Surveyor, dated December 1959, and recorded in the RMC Office for Greenville County in Plat Book MM at Page 147, and having, according to said plat, the following corners and bounds, to-wit:

BEGINNING at an iron pin on the western side of Fairhaven Drive at the joint corner of lots 79 and 80 and running thence with the joint lines of lots 79, 80 and 81, S. 78-56 200 feet to an iron pin; thence N. 9-22 W. 286 feet to an iron pin; thence N. 77-41 E. 195.4 feet to an iron pin on the western side of Fairhaven Drive and running thence with the said side of Fairhaven Drive S. 72-19 W. 90 feet to an iron pin, the point of beginning.

This mortgage is junior in lien to that certain real estate mortgage given to Carolina Federal Savings & Loan Association recorded in Mortgage Volume 1285 at Page 629.

ALSO, all that piece, parcel or tract of land containing 2.24 acres situate, lying and being on the northern side of Phillips Road (formerly Burns-Julian Road) near the City of Greenville and being shown and designated as property of Rufus Tooley on a plat prepared by J. Mac Richardson, R. L. S. dated September 1959 and entitled "Property of Frances W. Burns, et al, Butler Township, Greenville County", recorded in the RMC Office for Greenville County in Plat Book BB at Page 104, reference to said plat being hereby craved for a more particular description, said property being conveyed to Mortgagors herein by deed recorded in deed book 919 at Page 40.

This mortgage is junior in lien to that certain real estate mortgage given to Carolina Federal Savings & Loan Association recorded in Mortgage Volume 095 at Page 250

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