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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

to all whom these presents may concern: 800K $1028\,$ Page $225\,$

WHEREAS, Richard Weatherington

(hereinafter referred to as Mortgagor) is well and truly indebted un to Donald D. Launius

agreement
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promises mortgage of even date herewith, the terms of which are incorporated herein by reference, it Cane Malerial

MANUSCREEK STATEMENT OF THE PROPERTY OF THE PR

This mortgage is in the nature of collateral security for an agreement executed by mortgagor and mortgagee this day, said agreement being recorded herewith, and subject to all terms contained therein.

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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, sold and released, and by these presents does grant, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-

"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, shown as Lot No. 71 on a plat entitled Sylvan Hills recorded in the R.M.C. Office for Greenville County in Plat Book "S", page 103, and having frontage on the Northwest side of Milton Drive of 70 feet, parallel depth of 150 feet and rear width of 70 feet.

This is a second mortgage, junior to a mortgage in favor of C. Douglas Wilson & Co. recorded in Mortgage Book 741, page 495.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 now or necessiter anached, connected, or fined indicate, in any manager and apart 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 except as provided herein. The morigogol former covenants to warrant and forever defend an end singular the same or any part thereof.

Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.