

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES W. OVERBAY

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

GRADY E. TRIPP

(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 Twelve Thousand Five Hundred and No/100 Dollars (\$12,500.00) due and payable over a period of seven and one-half years in monthly payments of \$191.50 per month with first payment due May 1, 1974

with interest thereon from date at the rate of nine per centum per annum, to be paid:

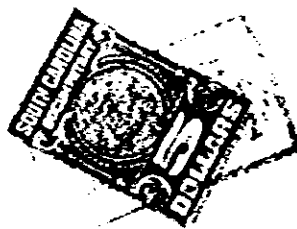
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, on the Southerly side of Singing Pines Drive, shown as Lot No. 9 on a Plat of Riverwood Subdivision, Property of Norman S. Garrison, Jr., and Bobby G. Sexton, prepared by C. L. Riddle, dated April, 1967, and recorded in the R.M.C. Office for Greenville County in Plat Book NNN, Page 19, and being further described as follows:

BEGINNING at an iron pin on the Southern side of Singing Pines Drive, at the joint corner of Lots 9 and 10 and running thence along the line of Lot 10, S. 30-00 W., 200 feet to an iron pin in the line of Lot 16; thence along the line of Lot 16, N. 60-00 W., 200 feet to an iron pin on the Southeastern side of Singing Pines Drive; thence along Singing Pines Drive, N. 30-00 E., 200 feet to an iron pin; thence along the curve of Singing Pines Drive (the chord of which is N. 75-00 E., 35.5 feet) to an iron pin on Singing Pines Drive; thence along Singing Pines Drive, S. 60-00 E. 175 feet to the point of beginning.

This mortgage is second and junior in lien to that mortgage given by James W. Overbay to Fountain Inn Federal Savings & Loan Assoc. recorded in mortgage book 1246 at page 659 in the R.M.C. Office for Greenville County.



Together with all and singular rights, members, hereditaments, 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 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.

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