

JUN 14 9 20 AM '76

STATE OF SOUTH CAROLINA  
DONNIE S. TANKERSLEY SECOND MORTGAGE OF REAL ESTATE  
COUNTY OF Greenville R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas Chapman Hill and Helen Chapman Hill

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

Southern Bank and Trust Company

(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

Eight Thousand and 00/100 ----- Dollars (\$ 8,000.00 ) due and payable  
payable in 60 payments of \$162.22, interest deducted monthly and  
balance to principal beginning 7-1-76

with interest thereon from date at the rate of 8% 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, near Fork Shoals, containing 75.7 acres, more or less, as shown on plat entitled "Property of Catherine G. Vaughn" prepared by C. O. Riddle, R.L.S., dated July 1974, and having, according to said plat, the following metes and bounds, to wit:  
BEGINNING at an iron pin in the center line of S. C. Road 154, the joint front corner of property herein conveyed and property now or formerly belonging to Paul E. and Maggie B. Kelly and running thence N. 3-48 W., 343.4 feet to an iron pin; thence N. 46-40 E., 295.2 feet to an iron pin at a branch; thence running with the branch, the following courses and distances, N. 41-52 W., 175 feet, N. 13-12 W., 150 feet, N. 7-48 E., 95 feet, N. 22-12 W., 125 feet, N. 26-42 W., 120 feet, N. 40-20 W., 180 feet, N. 26-29 W., 170 feet, N. 39-19 W., 300 feet, N. 52-11 W., 122 feet, N. 25-24 W., 255 feet, and N. 32-32 W., 160 feet to a point on the bank of the Reedy River; thence with said Reedy River, which is the line, the following courses and distances, S. 24-01 W., 123 feet, S. 45-12 W., 107.4 feet, S. 49-44 W., 885 feet, S. 46-31 W., 410 feet, S. 35-23 W., 291 feet, S. 22-50 E., 371.5 feet, S. 9-29 W., 95.2 feet, S. 18-33 W., 151.5 feet, S. 25-05 W., 180 feet, and S. 39-49 W., 117 feet to an iron pin at the corner of property now or formerly belonging to Jasper E. Collins et al; thence S. 15-30 E., 335.6 feet to an iron pin in the center line of S. C. Road 154; thence with the center line of S. C. Road 154, N. 79-22 E., 273.6 feet to a point; thence N. 80-34 E., 1689.5 feet to an iron pin, the point and place of beginning.

Being the same property conveyed to Thomas Chapman Hill and Helen Chapman Hill by deed of Catherine G. Vaughn, recorded August 28, 1974, in Deed Book 1005, Page 747.

This is a second mortgage and is junior and inferior in lien to mortgage given to Catherine G. Vaughn, recorded in Mortgage Book 1321, Page 81.



together with all and singular 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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