

SECOND MORTGAGE
BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & SToudenMIRE, P.A., SUITE 15, 700 E. NORTH ST., GREENVILLE, S.C. 29602

MORTGAGEE'S address: 312 Chantilly Drive
Greenville, S. C. 29615

MORTGAGE OF REAL ESTATE -
FILED
STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }
MORTGAGE OF REAL ESTATE

GREENVILLE, S.C.

Dec 23 4 35 PM '82
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE J. FANKERSLEY
R.M.C.

WHEREAS, Alexander B. Meyers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Nathan Einstein, as Trustee of the Noland Meyers Trust

(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 Sixty Two Thousand Four Hundred and no/100ths----
-----Dollars (\$ 62,400.00) due and payable

on demand

with interest thereon from date at the rate of 12 1/2% per centum per annum, to be paid: on demand

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:

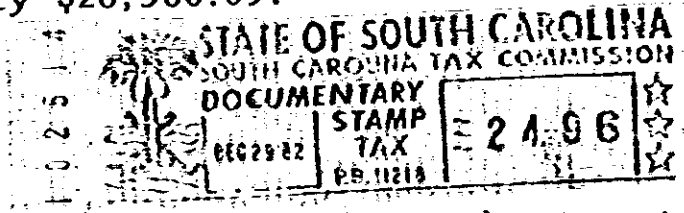
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the Eastern side of a county road near the City of Greenville, being known and designated as Lot No. 15 as shown on a plat of Huntington Subdivision prepared by Piedmont Engineers and Architects, and having according to a plat entitled "Survey for Alex B. Meyers," prepared by Piedmont Engineers and Architects dated June 3, 1965, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book LLL at Page 9, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of a county road, which iron pin is located 1,651 feet in a Southerly direction from the Southeastern corner of the intersection of said county road and Roper Mountain Road at the joint front corner of Lots Nos. 15 and 16, and running thence with the line of Lot No. 16 N. 65-58 E. 601 feet to an iron pin at or near the water level of Huntington (Harper-Croxton Lake); thence with the water level of said lake as the line, having a traverse line as follows: S. 31-05 E. 56 feet to an iron pin, thence S. 4-20 E. 150 feet to an iron pin; thence S. 8-31 W. 111.55 feet to an iron pin; thence S. 20-09 W. 125 feet to an iron pin at the joint rear corner of Lots Nos. 14 and 15; thence with the line of Lot No. 14 N. 85-20 W. 486 feet to an iron pin on the Eastern side of a county road; thence with the curve of the Eastern side of said county road, the chord of which is N. 9-19 W. 75 feet to an iron pin; thence continuing with the curve of the Eastern side of said county road N. 26-15 W. 75 feet to the point of beginning.

This is the same proeprty conveyed to the Mortgagor herein by deed of H. C. Harper and Hugh B. Croxton dated September 30, 1965 and recorded in the R.M.C. Office for Greenville County in Deed Book 783 at Page 519 on October 7, 1965.

This mortgage is junior in priority to that mortgage given to South Carolina Federal and recorded in the R.M.C. Office for Greenville County Mortgage Book 1070 at Page 662 and having a present balance of approximately \$28,560.09.

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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.