Mortgagee's address: # 6 Jampofewar - Centrer - 4017 6.6 sparted of authorization of Mortgage of REAL ESTATE- ARRIVER MARKET MARKET THE THREE STATE - ARRIVER MARKET MARKE

STATE OF SOUTH CAROLINA COUNTY OF Greenville

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

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WHEREAS, Paul J. Meloun and Jane W. Meloun

(hereinafter referred to as Mortgagor) is well and truly undebted unto Joyce R. Smith

thereinafter 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 rum of Three Thousand and no/100 Dollars (\$3,000.00)

due and payable in accordance with the terms of said Note, the maturity date of which is December 1, 1988.

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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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dallars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling 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 Mortgagor, the Mortgagor's heirs, successors and assigns:

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ALL that piece, parcel or lot of land, situate, lying and being on the northern side of Poor House Road, also known as Viewmont Drive in Greenville County, South Carolina, being shown on plat entitled "Property of James Larry Smith" made by Dalton & Neves, dated December, 1961, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book ZZ, at Page 105, and having, according to a more recent survey entitled "Survey for Paul J. Meloun and Jane W. Meloun" made by Freeland & Associates, dated November 14, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Poor House Road, also known as Viewmont Drive, at the intersection of said Road and a Private Road, said pin being approximately 200 feet, moreor less, northwest from North Parker Road and running thence with the northern side of Poor House Road, also known as Viewmont Drive, N. 66-03 W. 249.05 feet to an iron pin; thence N. 23-59 E. 250.57 feet with the line of property now or formerly belonging to W. T. Bridges, to an iron pin; thence S. 65-47 E. 140.65 feet to an iron pin on the western side of a Private Road; thence along the western side of said Private Road, S. 13-10 W. 123.04 feet and S. 9-29 E. 154.69 feet to an iron pin, the point of beginning.

The above-described property is the same property conveyed to the Mortgagors herein by deed of Joyce R. Smith, to be recorded herewith.

The within mortgage is subordinate and junior in lien to that certain mortgage given by Paul J. Meloun and Jane W. Meloun to Alliance Mortgage Company in the original sum of \$37,938.90, dated November 16, 1983 and recorded in Mortgage Book 1635. Page 942.

Together with all and singular rights, members, heredituments, and appurtenances to the same belonging in any way incident or appearaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting futures now or hereafter attached, connected, or litted thereto in any manner. It beans the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, he considered a part of the real extract.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mirtgages covenants that is is lawfully seized of the premises bereinshove described in fee simple absolute, that it has good right and is lanfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all lens and encumberances except as provided herein. The Mirtgages further covenants to warrant and freever defend all and simplify the said premises unto the Mortgages forever, from and against the Mortgages and all persons whomsoever lanfully claiming the same or any part thereof.

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