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MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAY 13 3 57 PM '77  
MORTGAGE  
ONNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Richard C. Rountree,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Citizens & Southern National Bank,  
(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

One hundred thirty-seven thousand one hundred <sup>forty-four</sup> DOLLARS (\$137,144.00).  
~~with interest thereon from date at the rate of xxxxxxxxx per centum per annum, said principal and interest to be~~  
~~payable on demand.~~ It is understood and agreed that this mortgage is given as additional collateral on an original note of \$260,000.00 to The Citizens & Southern National Bank dated May 17, 1973.

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, being shown and designated as Lot 296, Section B, Gower Estates, plat of which is recorded in Plat Book XX at Pages 36 and 37 and according to said plat, being more particularly described as follows:

BEGINNING At an iron pin on the south side of Amber Drive, at the joint front corner of Lots 295 and 296 and running thence with the line of Lot 295, S. 7-20 E. 175 feet to an iron pin; thence N. 82-41 E. 82.56 feet to an iron pin; thence N. 7-20 W. 175 feet to an iron pin on Amber Drive; thence with said drive, S. 82-40 W. 82.6 feet to the beginning.

This is the same property conveyed to the Mortgagor by deed recorded in Deed Book 775 at Page 62 in the RMC Office for Greenville County.

This is a second mortgage on the above-described property and is junior in lien to that certain mortgage of Kirk F. Martin to Fidelity Federal Savings & Loan Association in the amount of \$13,275.00, recorded in Mortgage Book 977 at Page 512 in the RMC Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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