STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

10 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LARRY R. SWARTZ and JEANENE P. SWARTZ

(hereinafter referred to as Mortgagor) is well and truly indebted unto David H. Wilkins

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissery note of even date herewith, the tenus of which are incorporated herein by reference, in the sum of

TWENTY THOUSAND and 00/100----

Dollars (\$ 20,000.00 due and payable

June 1, 1975

with interest thereon from date

it the rate of Nine

per centum per annum, to be paid: at maturity.

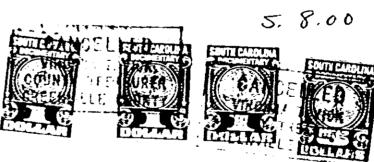
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 sams for which the Mortgagor is ay to reliebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sams of Three Dellars \$50.00 to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling and delivery or those presents, the recount whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain sell and release unto the Mortgagoe, the Mortgagoe's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all in provements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, on the southern side of Mimosa Street, near the city of Greenville, being shown as Lot No. 105 on plat of Heritage Hills made by Piedmont Engineering Service, recorded in the RMC Office for Greenville County in plat book YY at page 187 and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Mimosa Street, 100 feet east from the southeast corner of Mimosa Street and Richbourg Road, the joint front corner of Lots Nos. 104 & 105, and running thence with the south side of said street, N. 65-53 E. 110 feet to an iron pin corner of Lot 106; thence with the line of said lot, S. 24-07 E. 180 feet to an iron pin in line of Lot No. 120; thence with the line of Lots 120 and 121, S. 65-53 W. 110 feet to an iron pin, corner of Lot No. 104; thence with the line of said lot N. 24-07 W. 180 feet to the BEGINNING corner.

This mortgage is junior in lien to that certain mortgage held by Fidelity Federal Savings and Loan Association which was duly recorded August 14, 1964 in mortgage volume 968 at page 413 in the RMC Office for Greenville County, S. C. and that certain mortgage held by Fidelity Federal Savings and Loan Association dated and recorded April 2, 1975 in the amount of \$13,361.89.



Together with all and singular rights, members, hereditiments, 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 hel therefrom, and including all leating, plumiting, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manners to least the reserving of the parties here to that all 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 Mortgag e, its hims, successors and assums, forever,

The Mortgagor covenants that is is lawfully soized of the premises hereinal exercises the lam for simple also late, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and close of all here and committances except as provided herein. The Mortgagor further covenants to warrant and forces defend all as least of rate as a lapter is country that Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully discount the same example of the rost

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