STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

133 6 4 SI FROM MORTGAGE OF REAL ESTATE

CONNER S. TANKERSLED

R.M.C.

WHEREAS, Van Stephen Wilson

thereinafter referred to as Mortgagor) is well and truly indebted unto Donna Jean Krantz

thereinafter referred to as Mortgagee as explained by the Mortgagor's promisson note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Four Thousand and No/100------

Dollars (\$4,000.00 due and payable

## AS STATED IN NOTE.

with interest thereon from

at the rate of

per centum per annum, to be paid:

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

NOW, KNOW ALL MEN. That the Mortzagor, in a disideration of the absressed debt, and in order to secure the payment thereof, and of any other and further sums in which the Mortzagor is a decreased and the further sums of the further sums of Three Dollars 50.00 to the Mortzagor in hand well and tooly paid by the Mortzagor and also in consideration of the further sums of Three Dollars 50.00 to the Mortzagor in hand well and tooly paid by the Mortzagor at and before the scaling and believe of these presents, the record whereof is horsely acknowledged, has granted, bargained, sold and released, and by these presents does grant, targain soll and release unto the Mortzagor, its successors and assigns:

ALL MY UNDIVIDED INTEREST. THE SAME BEING A ONE-HALF INTEREST IN AND TO:
ML that certain piece, parcel of left of fined, with all in provements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 70

ALL MY UNDIVIDED INTEREST, THE SAME BEING A ONE-HALF INTEREST, IN AND TO: ALL that certain piece, parcel of left land with all in provements fiction, or hereafter obstructed thereon situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 70 Magnolia Acres, plat of which is recorded in the RMC Office for Greenville County in Plat Book GG at Page 133 and having, according to said plat, metes and bounds as shown thereon.

This being the same property acquired by the Mortgagor herein by deed of B. D. Reynolds, et al recorded on May 29, 1972 in the RMC Office for Green-ville County in Deed Book 944 at Page 605.

This is a second mortgage of my interest in the above described property and subject to that first mortgage to Carolina National Mortgage Investment Co., Inc., which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1235 at Page 220.

As additional collateral to secure the above referenced loan and note of even date, the Mortgagor does hereby pledge to the Mortgagee to pay the sum of five cents (5¢) per album for each album he sells over ten thousand for the next five (5) years from the date of this Mortgage, only on the first album which he records. This royalty shall be on one album only and shall not apply to any other albums that may be subsequently recorded by the Mortgagor. It is anticipated that the album upon which these royalties will be paid will be released during the month of August, 1978.

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 fixtures wand 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 Hand 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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