

FILED
S. C.
JUN 22 PM '81

SECOND MORTGAGE

BOOK 1515 PAGE 137

Second MORTGAGE made this 22nd day of June 1981, between the Mortgagor, JAMES D. KING and ESTHER C. KING (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of United States of America, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2011;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 110 of Green Valley Estates and having, according to a plat by Piedmont Engineering Service dated December 20, 1957 and filed in the RMC Office for Greenville County in Plat Book QQ at Pages 2 & 3, the following metes and bounds, to-wit:

BEGINNING at a point from the northern edge of West Round Hill Road at the joint front corner of Lots 111 and 110, running thence with the line of Lot 111, N. 24-37 W. 338.7 feet to a point on the southern side of McElhaney Road (S.C. Highway 103); thence with McElhaney Road, N. 65-54 E. 200 feet to an iron pin at the southwest intersection of McElhaney Road and East Round Hill Road; thence with East Round Hill Road, S. 34-59 E. 295 feet to a point at the intersection of East Round Hill Road and West Round Hill Road; thence with the intersection of East Round Hill Road and West Round Hill Road, the chord of which is S. 11-43 W. 41.1 feet to an iron pin on the Northern edge of West Round Hill Road; thence with West Round Hill Road, S. 58-25 W. 95 feet to a point; thence still with West Round Hill Road, S. 65-15 W. 125 feet to an iron pin, the point of beginning.

Being the same property conveyed to the Mortgagors herein by Deed of Liberty Life Insurance Company recorded March 25, 1980 in Deed Book 1122, Page 783, Greenville County R.M.C. Office.

This Mortgage is subordinate to the prior lien of the Mortgage given by the Mortgagors herein to the Mortgagee herein in the original principal amount of \$95,000.00 recorded March 25, 1980 in Mortgage Book 1498, Page 869. It is agreed that a default under either of said mortgages shall constitute a default under the other.

which has the address of Lot 110, East Round Hill Road, Greenville, Travelers Rest, South Carolina 29690 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

LEATHERWOOD, WALKER, FORD & MANN

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