Mortgagee's Address: Route 5, Camp Road, Greenville, South Carolina 29609

MORTGAGE OF REAL ESTATE-Offices of Agatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

OUNTY OF GREENVILLE

OUNTY OF GREENVILLE

A South Carolina 29609

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

A MARKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary B. Sutherland

Thomas H. Sutherland

Dollars (\$ 20,000.00) due and payable

on demand, with no interest.

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WHEREAS,

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe's heirs, successors and assigns:

All that certain piece, parcel or lot of land with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville on the western side of Chick Springs Road, in the City of Greenville, being shown as parts of Lots 29, 30 and 31 on plat of Property of Lucy L. Hindman, recorded in the RMC Office for Greenville County, S. C. in Plat Book W at Page 177 and having, according to said plat and a recent survey made by J. C. Hill, Surveyor, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Chick Springs Road in the front line of Lot 31, said pin being located N. 22 E. 45.8 feet from the joint front corner of Lots 30 and 31, and runs thence N. 81-34 W. 119 feet, more or less, passing an iron pin to a point in the center of Richland Creek; thence along the center of Richland Creek in a southerly direction 100 feet, more or less, to corner of property now or formerly of James T. Wade; thence along the Wade property, S. 61-25 E. 117.7 feet to an iron pin on the western side of Chick Springs Road; thence along the western edge of Chick Springs Road, N. 35-25 E. 57.1 feet to an iron pin; thence still with the western edge of Chick Springs Road N. 22-00 E. 80.8 feet to the beginning corner.

The above property is the same property conveyed to the mortgagor by deed of Walter G. Horton recorded April 17, 1981 in Deed Book 1146 at Page 532.

This mortgage is junior and second in lien to that certain mortgage given Perpetual Federal Savings and Loan Association in the original sum of \$15,000.00 recorded in Mortgage Book 1538 at Page 585.

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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 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 Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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