

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville  
DONOR R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WANDA ELAINE BRANHAM

LONG, BLACK & GASTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto

GLORIA S. SMITH

(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

TWO THOUSAND THREE HUNDRED FIFTY DOLLARS & NO/100 Dollars (\$ 2,350.00 ) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH  
FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, situate on the northern side of North Haven Drive, near the City of Greenville, being shown and designated as Lot #45 on a plat of Buncombe Park, recorded in Plat Book M, at Page 12 and being more recently shown on a plat entitled "Property of Carl F. Goodwin and Migdalia R. Goodwin by Carolina Surveying Company dated July 27, 1978 and having, according to the more recent plat, the following metes and bounds, to-wit:

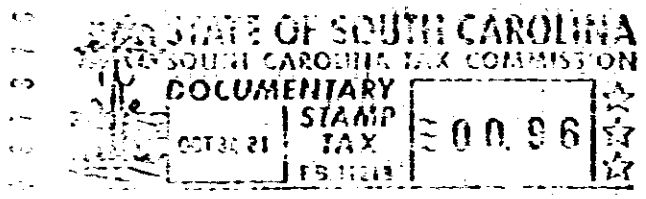
BEGINNING at an iron pin on the northern side of North Haven Drive, joint front corner of Lots #44 and 45, and running thence with the line of Lot #44, N. 3-20 W. 173 feet to pin; thence N. 88 E. 60 feet to pin at rear corner of Lot #46; thence with the line of Lot #46, S. 3-20 E. 173 feet to pin; thence with the northern side of North Haven Drive, S. 88 W. 60 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagor herein by Deed of Gloria S. Bishop ( Now Gloria S. Smith) and recorded simultaneously herewith.

THIS mortgage is junior in lien to that certain Mortgage in favor of Charter Mortgage Company, dated December 22, 1980, and recorded December 23, 1980, in the R.M.C. Office for Greenville County in R.E.M. Book 1528 at Page 302, in the original amount of \$20,350.00 and having a principal unpaid balance of \$20,309.77.

Mortgagee's Address:

C - 28 Brandon Apts.  
Greenville, S.C.  
29611



GC10  
-----3003081  
016

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 it 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.

4.007U

4328 RV-2