

Mortgagee's Address: 208 Silver Creek Road, Greer, S.C. 29651

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

15 12 PM '82

MORTGAGE OF REAL ESTATE

BOOK 1576 PAGE 148

TO ALL WHOM THESE PRESENTS MAY CONCERN:
JAMES M. LEAGUE, JR.

WHEREAS, James Barclay Mill and Karen G. Mill

(hereinafter referred to as Mortgagor) is well and truly indebted unto James M. League, Jr.

(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 Three Thousand Five Hundred Eight and 13/100 Dollars (\$ 3,508.13) due and payable

as per the terms of that promissory note dated July 23, 1982

with interest thereon from date at the rate of 12% 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

ALL that certain piece, parcel or lot of land lying and being situate in the County of Greenville, State of South Carolina, and being shown and designated as Lot 47, Gray Fox Run, Section I, on plat entitled "Property of James Barclay Mill and Karen G. Mill" as recorded in Plat Book 9-C at Page 91 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Gray Fox Square, said iron pin being approximately 140.8 feet to the intersection of Crowdale Drive and running thence S. 34-34 W. 97.5 feet to an iron pin; thence S. 59-50 W. 99.3 feet to an iron pin; thence N. 2-36 E. 136.4 feet to an iron pin; thence S. 87-24 E. 135.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Gray Fox Properties as recorded in Deed Book 1170 at Page 686 on July 26, 1982.

THIS IS A SECOND MORTGAGE

RECORDED
1982 JUL 26 11 41 AM
GREENVILLE S.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

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