

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
RECORDED  
JAN 5 3 00 PM '84  
R.M.C. ASLEY

VOL 1643 PAGE 68  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, S. JAMES SHOWALTER, III and  
HARRIET M. SHOWALTER  
(hereinafter referred to as Mortgagor) is well and truly indebted unto  
MARY M. STONE

(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

THIRTY THOUSAND Dollars (\$ 30,000.00 due and payable  
in 144 equal, consecutive monthly installments of \$394.03, beginning one  
month from date,

with interest thereon from date at the rate of 12% per centum per annum, to be paid: monthly

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, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 14 on a Plat entitled "Property of J. P. Rosamond", recorded in the RMC Office for Greenville County in Plat Book H, at Pages 185 and 186, and having, according to said Plat, the following metes and bounds:

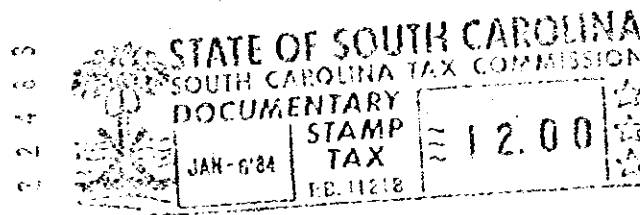
BEGINNING at a point on the south side of Franklin Road, joint front corner of Lot Nos. 14 and 51, and running thence S 25-15 W, 160 feet; thence S 64-45 E, 65 feet to an unnamed street (now known as Eugene Street); thence along said Street, N 25-15 E, 160 feet to the intersection of Eugene Street with Franklin Road; thence along Franklin Road, N 64-45 W, 65 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed from W. Harold Stone and Mary M. Stone, dated January 5, 1984, to be recorded simultaneously herewith.

This mortgage is junior and subordinate to that certain mortgage given to American Federal Savings and Loan Association, recorded January 6, 1984, in REM Book 1643, at Page 64.

This mortgage is made on the express condition that if either the principal or interest of the debt secured by the above referred to mortgage to American Federal Savings and Loan Association is in default, or any of the conditions or covenants of said mortgage are broken, then, and in that event, the whole sum of principal and interest of the debt secured by this mortgage shall, at the option of the holder of this second mortgage, become immediately due and payable, and this mortgage may be foreclosed at once.

Mortgagee's mailing address is 2 Galphin Drive, Greenville, SC 29609



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.