

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

GREENVILLE, S.C. FILED TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 14 3 43 PM '84
 R.M.C. OFFICE

WHEREAS, Larry K. Smith and Patricia C. Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sharonview Federal Credit Union,
 P.O. Box 32414, Charlotte, NC, 28232,

(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 Twelve Thousand and No/100-----
 Dollars (\$ 12,000.00) due and payable

according to the terms and provisions of the note of even date which this mortgage secures,

with interest thereon from date at the rate of 13.50 per centum per annum, to be paid: weekly.

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, City of Greenville, situate, lying and being on the northwestern side of Vintage Avenue, formerly West View Avenue, being known and designated as Lot No. 16 on plat of East Highland Estates, recorded in the RMC Office for Greenville County in Plat Book K, at Page 78, and having, according to said plat, the following metes and bounds, to-wit:

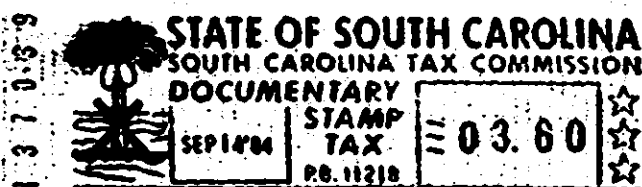
BEGINNING at an iron pin on the northwestern side of Vintage Avenue, formerly West View Avenue, at the joint front corner of Lots 15 and 16 and running thence with the common line of said Lots, N. 53-0 W. 196.5 feet to an iron pin at the joint rear corner of said lots; thence, S. 34-13 W. 63.1 feet to an iron pin at the joint rear corner of Lots 16 and 17; thence with the common line of said lots, S. 53-0 E. 193.5 feet to an iron pin on Vintage Avenue; thence with said Avenue, N. 37-0 E. 63 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Hyziser Lee Smith dated November 9, 1971, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 929, at Page 370.

If all or any part of the property or an interest therein is sold or transferred by borrowers without lender's prior written consent, excluding: (a) The creation of a lien or encumbrance subordinate to this mortgage; (b) The creation of a purchase-money security interest for household appliances; (c) A transfer by devise, descent, or by operation of law upon the death of a joint tenant; or (d) The grant of any leasehold interest of three (3) years or less not containing an option to purchase, lender may, at lender's option, declare all the sums secured by the mortgage immediately due and payable.

The lien of this mortgage is junior and inferior in rank to that first-mortgage lien of Collateral Investment Company in the original amount of \$ _____ as recorded in the RMC Office for Greenville County, S.C., in REM Book _____, at Page _____.

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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 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.