STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S E C O N D

MORTGAGE OF REAL ESTATE

800 1354 Hat 74

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LOUIE MURRAY and VERLEAH MURRAY

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK AND TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six Thousand Nine Hundred Seventy-seven and 04/100

in forty-two (42) payments of One Hundred Sixty-six and 12/100 (\$166.12) Dollars

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 NEN, That the Mortgagor, in consideration of the aforesaid dabt, 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, 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, located on the northern side of South Carolina Highway 291 as shown on a plat dated August 16, 1968 entitled "Property of John F. Day" prepared by Carolina Engineering and Surveying Company and recorded in the R. M. C. Office for Greenville County in Plat Book YYY at Page 125, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the northern side of S. C. Highway 291 at a point 419 feet in a northeasterly direction from the intersection of Highway 291 and Worley Road; running thence N. 19-05 E. 390.9 feet to an iron pin; thence S. 8-45 E. 339 feet to an iron pin on the northern side of Highway 291; thence along the northern side of Highway 291 S. 72-05 W. 146 feet to the point of beginning.

This being the property conveyed to the mortgagors by deed recorded in the R. M. C. Office in Deed Book 926 at Page 325.

This mortgage shall constitute a Second Mortgage on this property secondary to the mortgage held by Security Federal Savings and Loan Association which is recorded in Mortgage Book 1240 at Page 437 in the amount of \$20,000.00.



Together with all and singular rights, members, herditaments, and eppertenences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 spid 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 liess and encumbrances except as provided herein. The Mortgagor further covenants to marrant and forcers detend all and lingular the said premises unto the Mortgagoe forever, from and egainst the Mortgagor and all persons whomever lawfully claiming the same or any part thereof.

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