Mortgagor's Add:ess: 301 Sycamore Drive, Mauldin, S. C. 29662

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MORTGAGE OF REAL ESTATE-Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C. SOEK 1380 PAGE 489

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE SHAPE SECOND MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MELVIN F. LOCKABY

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

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WHEREAS, the Mortgagor is well and truly indebted unto ROANE-BARKER, INC. (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

Payable on demand without interest

DOCUMENTARY

CATTOR SOUTH CARCLINA

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 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 scaling 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, being known and designated as Lot No. 72 in the subdivision known as Eastdale Development as shown on plat thereof prepared by C. F. Webb, to be recorded, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Sycamore Drive, joint front corner of Lots Nos. 71 and 72 and running thence along the joint line of said lots, N. 15-00 E. 200 feet to an iron pin in the line of Lot No. 61; thence along the line of that lot, N. 75-00 W. 100 feet to an iron pin on the eastern side of North Golden Strip Drive; thence along the eastern side of North Golden Strip Drive, S. 24-55 W. 203 feet to an iron pin at the north corner at the intersection of said drive with Sycamore Drive; thence along the northern side of Sycamore Drive, S. 75-00 E. 135 feet to the beginning corner.

The lien of this mortgage is second to the lien of that certain first mortgage from Melvin F. Lockaby to First Federal Savings & Loan Association of Greenville, dated April 5, 1963, recorded in the R.M.C. Office for Greenville County, S. C. in R.E.M. Book 918 at Page 283. This is the same property conveyed to the Mortgagor herein by deed dated April 5, 1963 and recorded April 9, 1963 in the Office of the R.M.C. for Greenville County, S. C. in Deed Book 720 at Page 105.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.