

Mortgagees' Address: P. O. Box 398, Mauldin, S. C. 29662

1389 505

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
FEB 17 4 50 PM '77

DONNIE S. TANKERSLEY

WHEREAS, Kenneth E. Branyon and Martha S. Branyon

(hereinafter referred to as Mortgagor) is well and truly indebted unto James E. Dodenhoff, Jr. and Paul B. Costner, Jr. d/b/a D & C Builders

(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 Six Hundred Twenty-Five and No/100ths

Dollars (\$ 625.00) due and payable

April 1, 1977

with interest thereon from date at the rate of eight per centum per annum, to be paid: at maturity

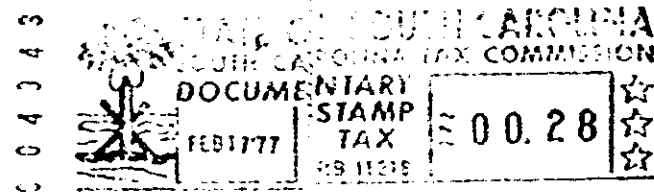
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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 being shown as Lot No. 2 on a plat of Shiloh Estates, Section 2 by T. H. Walker, Jr. dated March 10, 1973 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Shiloh Lane at the joint front corner of Lots Nos. 1 and 2 which iron pin is located N. 35-21 W. 35.1 feet and N. 10-10 E. 192.65 feet from the intersection of the eastern side of said Shiloh Lane with the northern side of McCall Road, and running thence with the joint line of Lots Nos. 1 and 2, S. 79-50 E. 175 feet to an iron pin; thence N. 10-10 E. 214.3 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence with the common line of said lots, N. 79-50 W. 175 feet to an iron pin on the eastern side of Shiloh Lane; thence with the eastern side of said Shiloh Lane S. 10-10 W. 214.3 feet to the point of beginning; and being the same property conveyed to the mortgagors herein by deed of the mortgagees recorded herewith in the RMC Office for Greenville County, South Carolina.

This Mortgage is understood to be junior in rank to that certain Mortgage given by Kenneth E. Branyon and Martha S. Branyon to Fidelity Federal Savings Loan & Association of even date to be recorded in the RMC Office herewith.



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 is 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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