

MORTGAGLE'S ADDRESS:

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, S.C.  
22 2 52 PM '77  
S. LAWYERS

SECOND MORTGAGE OF REAL ESTATE

BOOK 1392 PAGE 195

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HENRY E. TATUM, III AND ELIZABETH C. TATUM

(hereinafter referred to as Mortgagor) is well and truly indebted unto DOROTHY MAE T. BRASHIER

(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 & 00/100--- Dollars \$ 12,000.00 due and payable

in monthly installments of One Hundred Twenty-nine & 90/100 (\$129.90) Dollars each, commencing May 1, 1977, for a term of twelve (12) years

with interest thereon from date at the rate of 8% per centum per annum, to be paid

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, Fairview Township, and containing 7.30 acres, more or less, according to plat entitled "Property of Dorothy M. T. Brazier", prepared by J. L. Montgomery, III, R.L.S., on July 21, 1975, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of an unpaved road, approximately 310 feet, more or less, from the intersection of S. C. Road 23-714 and S. C. No. 154, and running thence as follows: S. 74-27 E., 209.66 feet to an old stone; thence S. 69-34 E., 598.32 feet to an old iron pin; thence S. 52-33 W., 562.15 feet to an old iron pin; thence generally along an old road bed, S. 68-56 W., 362.00 feet to an iron pin in the center of the aforementioned unpaved road; thence along the center of the unpaved road, N. 1-39 E., 736.54 feet to an iron pin, the point of beginning.

Being the same property conveyed to Henry E. Tatum, III, and Elizabeth C. Tatum by deed of Dorothy Mae T. Brashier, dated March 17, 1977, to be recorded herewith in the R.M.C. Office for Greenville County.

This is a second mortgage and is junior in lien to mortgage given this date by Henry E. Tatum, III and Elizabeth C. Tatum to United Federal Savings & Loan Association, to be recorded in the R.M.C. Office for Greenville County.

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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.

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