

PURCHASE MONEY SECOND MORTGAGE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, JERRY MYOT AKINS and ALICE BEA AKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto MAX H. KARELITZ

(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 TWENTY-NINE THOUSAND THREE HUNDRED THIRTY-SIX AND 83/100 Dollars (\$ 29,336.83) due and payable

per note executed this date or any future modifications, extensions or renewals thereof

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

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:

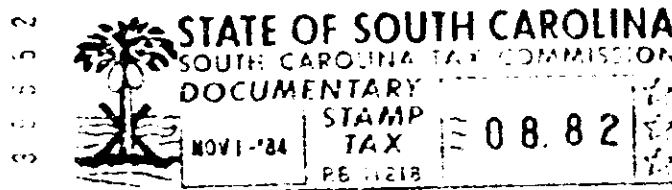
ALL that lot of land in Greenville County, State of South Carolina, in Fairview Township, in the Town of Fountain Inn, on the Northern side of Green Avenue, being more particularly described as follows:

BEGINNING at a point on the northern side of Green Avenue, at corner of lot now or formerly of O. B. Givens, Jr. (formerly B. C. Givens), and running thence along Green Avenue N. 42-30 E., 80.1 feet to corner of lot now or formerly woned by Chapman (formerly Moore); thence with the line of said lot, N. 55-20 W., 266 feet to line of lot now or formerly owned by Kestler; thence with line of said lot, S. 34-05 W., 85 feet to corner of lots now or formerly owned by Kestler and Givens; thence S. 56-40 E., 253.2 feet to the beginning corner. Bounded by lots now or formerly owned by Chapman, Kestler and Givens and Green Avenue.

This being the same property conveyed to the Mortgagor herein by the Mortgagee by deed of even date, to be recorded herewith.

This mortgage is second and junior in lien to that mortgage between the Mortgagors and Billy L. Grigsby, of even date, recorded herewith.

This mortgage is to partially secure the purchase price for the within property as evidenced by a Purchase Money Promissory Note executed this date



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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