

GREENVILLE, S.C. FILED  
 MORTGAGE - INDIVIDUAL FORM: DILLARD & MITCHELL, P.A., GREENVILLE, S. C. BOOK 1551 PAGE 758  
 STATE OF SOUTH CAROLINA } 2 23 PH '81 MORTGAGE OF REAL ESTATE  
 COUNTY OF GREENVILLE } TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN BOOK 86 PAGE 1323  
 R.H.C.

WHEREAS, J. MARK WELLS and WILLIAM A. MITCHELL, JR.  
 (hereinafter referred to as Mortgagor) is well and truly indebted unto DONNA W. DEARMOND  
 (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 FOUR THOUSAND and No/100ths Dollars (\$ 4,000.00 ) due and payable according to the terms set forth in their certain promissory note of even date hereof.

to an iron pin on the southwestern side of Claremore Avenue; thence with the southwestern side of Claremore Avenue S. 30-41 E. 70 feet to an iron pin, point of beginning.  
 This is the identical property conveyed to the Mortgagors herein by deed of the Mortgagee dated September 1, 1981 and to be recorded simultaneously herewith.  
 The within mortgage is junior in lien to a first mortgage covering the above described property owned by North Carolina National Bank recorded in Mortgage Book 1366, Page 435, in the original principal sum of \$28,000.00.

SE 26 84  
 059  
 JOHN M. DILLARD, P.A.  
 WITNESS:  
 Bessie Dillard  
 Donald Deardmond  
 SEP 26 1981  
 9498 JOHN M. DILLARD, P.A.  
 2 23 PH '81  
 1 53 PM '81  
 3 SE 28 1981

STATE OF SOUTH CAROLINA  
 DOCUMENTARY STAMP  
 \$ 01.60

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.

The Mortgagor further covenants and agrees as follows:  
 (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.