1422 -- 313

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

7

MORTGAGE OF REAL ESTATE

MORTGAGEE'S ADDRESS: P. O. Box 3028

TO ALL WHOM THESE PRESENTS MAY CONCERN: Greenville, S. C.

WHEREAS. WE, M. LEON GRAVLEY AND PHYLLIS M. GRAVLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CITIZENS BANK AND TRUST COMPANY OF SOUTH CAROLINA

/due and payable as stated on Note. with interest ሴተራን ተለከተ ይህ አለት ይህ አለት ይህ አለት መደረጃ የተመሰው ነው።

WHEREAS, the Mortgagor may hereafter become indicated to the said Mortgagoe 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 Mortgagoe 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

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, about two and one-half miles northwest of Greer, on the northern side of Endless Drive and being shown and designated as Lot No. 2 on a Plat of Property of W. Dennis Smith prepared by H. S. Brockman, Surveyor, dated December 20, 1956, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the northern side of Endless Drive at the intersection of said Endless Drive and Arch Drive and running thence with the northern side of Endless Drive, N. 57-30 E. 80 feet to a curve; thence continuing with the northern side of Endless Drive, N. 88-09 E. 129.1 feet to a stake at the joint front corner of Lots Nos. 2 and 3; thence with the common line of said lots, N. 21-51 W. 200 feet; thence S. 88-09 W. 116 feet to a stake at the joint corner of Lots No. 1 and 2; thence with the common line of said lot, S. 1-32 W. 299.1 feet to the beginning corner.

LESS HOWEVER: A small portion of Lot No. 2 according to a plat of property of W. Dennis Smith recorded in the R.M.C. Office for Greenville County in Plat Book 00 at Pages 8 and 9 and having the following courses and distances, to-wit: BEGINNING at an iron pin on the northern side of Endless Drive, corner of Lots 2 and 3 and running along Endless Drive, S. 88-09 W. 23 feet to an iron pin in the front line of Lot 2; thence N. 4-00 W. 68.6 feet to an iron pin in the line of Lot Nos. 2 and 3; thence along the line of Lot Nos. 2 and 3, S. 21-51 E. approximately 74 feet to the beginning corner, being conveyed to W. Dennis Smith by Marvin B. Crow and Betty T. Crow by deed dated June 20, 1959 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 629 at page 461.

This being the same property conveyed to the Mortgagors by deed of Marvin B. Crow and Betty T. Crow and being recorded in the R.M.C. Office for Greenville County on October 2, 1973 in Deed Book 985 at page 335.

This is a Second Mortgage being junior to the one given to First Federal Savings & Loan Assn. on October 2, 1973 and recorded in the R.M.C. Office for Greenville County in REM Book 1292 at page 201 in the original amount of \$29,700.00.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

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 such fixtures and equipment, other than the rusual household furniture, be considered a part of the real estate.

The second second

328 RV-2

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 heireinabove 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.