WHEREAS, I, DENNIS L. BOTTGER,

thereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

according to the terms thereof, said Note being incorporated herein by reference.

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe for such further same as was 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 theroof, 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 Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted beggind a dd and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all unprovements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, situate, lying and being on the southeastern side of Barbara Avenue and being known and designated as Lot No. 286 on plat of Property of Robert J. Edwards recorded in the R.M.C. Office for Greenville County in Plat Book EE, Page 61, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Barbara Avenue, joint front corner of Lots 286 and 285 and running thence S. 47-00 E. 200 feet to an iron pin; thence S. 43-00 W. 100 feet to an iron pin at the joint rear corner of Lots 286 and 287; thence with the common line of said lots N. 47-00 W. 200 feet to an iron pin on the southeastern side of Barbara Avenue; thence N. 43-00 E. 100 feet along said Avenue to an iron pin, the point of beginning.

THIS BEING the same property conveyed to Dennis L. Bottger by deed of Reba W. Cunningham dated March 9, 1970, and recorded in the Greenville County R.M.C. Office in Deed Book 885 at Page 564.

This is a second Mortgage, junior in lien to that certain Mortgage given by Dennis L. Bottger to C. Douglas Wilson and Company dated March 9, 1970 and recorded in Mortgage Book 1149 at Page 623.

MORTGAGEE'S ADDRESS: P. O. Box 1329

Greenville, South Carolina 29602

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Together with all and singular rights, members, hereditainents, 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 usual household furniture, be considered a part of the real estate.

UTO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagoe, 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 not, read to sell, convey or examiner 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 whomspever lawfully claiming the same or any part thereof.

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