

WHEREAS, RICHARD B. FULLER and ANTHONY W. WHITE

(hereinafter referred to as Mortgagor) is well and truly indebted unto Virginia Bryson Barker

(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 Two Thousand and no/100ths

as set forth in said note, Dollars \$ 2,000.00 due and payable

with interest thereon from date at the rate of 8 - 1/2 per centum per annum, to be paid monthly. 1532 486

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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the eastern side of Mallard Street, (formerly known as Seven Oaks Street) in the City and County of Greenville, South Carolina, being shown on the Greenville County Tax Maps as Lot No. 5, Block 5, on Sheet 80, in Tax District 500, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Mallard Street 247 feet from the southern side of Pendleton Street at the corner of a seven-foot driveway; and running thence along the southern side of said driveway, S. 71-39 E., 124.7 feet to an iron pin; thence S. 18-08 W., 50 feet to an iron pin; thence N. 71-39 W., 127.78 feet to an iron pin on the eastern side of Mallard Street; thence with the eastern side of Mallard Street, N. 18-15 E., 50 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the Mortgagors by deed of the Mortgagee to be recorded simultaneously herewith.

This mortgage is secondary and junior in lien to a mortgage given to Fidelity Federal Savings and Loan Association, in the principal sum of \$14,250.00, dated May 2, 1978.

FOR VALUE received, I, the undersigned, hereby assign and transfer to Russell A. Bower, Jr., of 413 South Morgan Avenue, Andrews, South Carolina, the within mortgage and the debt thereby secured, without recourse, this day of June, 1979.

Russell A. Bower, Jr.
 Russell A. Bower, Jr.
 R/R Virginia Bryson Barker
 Barker Dugensbury

Witness:

FEB 12 1981

FILED
 GREENVILLE, S. C.
 FEB 12 12 28 PM '81
 DOUGLAS TANNERSLEY

RECORDED FEB 12 1981 at 12:26 P.M.

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.

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