

GREENVILLE, S.C.

APR 25 PM '82

BOOK 1568 PAGE 737

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOHN F. O'CONNELL
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES B. PAGE and JUDITH O. PAGE

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN F. O'CONNELL and LORIE B. O'CONNELL, 505 Mauldin Gardens, Mauldin, SC 29662

(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 FIVE THOUSAND FIVE HUNDRED AND 00/100

-----Dollars (\$5,500.00) due and payable

IN ACCORDANCE WITH THE TERMS OF A REAL ESTATE NOTE OF EVEN DATE

with interest thereon from DATE at the rate of 12% per centum per annum, to be paid: MONTHLY

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:

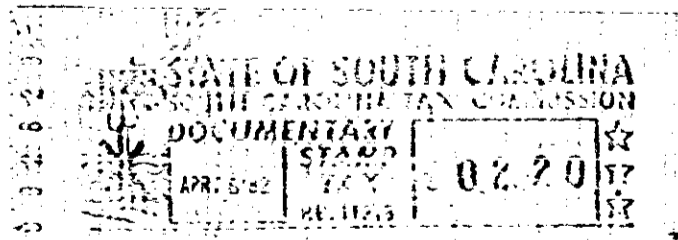
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE:

ALL that tract or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as the major portion of LOT NO. 284, SECTION B, of the property of WOODFIELDS, INC., a subdivision located on the southwestern side of the Augusta Road, and having according to a plat of said property made by Piedmont Engineering Service, March, 1952, and recorded in the RMC Office for Greenville County in Plat Book Z at Page 121, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of South Beaver Lane, at the joint front corner of Lots 271 and 284, Section B, which iron pin is 90 feet in a northwesterly direction from the intersection of Foxhall Road and South Beaver Lane, and running thence along the line of Lot 271, S33-06W 112.6 feet to an iron pin at the rear corner of Lot No. 272; thence along the line of Lot 272, S71-37W 73.5 feet to an iron pin at the rear corner of Lot 282; thence along the line of Lot 282, N38-23W 40 feet to an iron pin at the rear corner of Lot 282; thence along the line of Lot 283, N30-48E 157.7 feet to an iron pin on the southern side of South Beaver Lane, S56-54E 90 feet to an iron pin at the point of BEGINNING.

This being the identical property conveyed unto the Mortgagors herein by deed of John F. O'Connell and Lorie B. O'Connell recorded in the RMC Office of Greenville County, South Carolina, in Deed Book 1165 at Page 921.

THIS IS A SECOND MORTGAGE.



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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 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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