STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Crescent Properties, A Partnership,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wayne S. Shetler and Marietta Shetler

(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 and 00/100 -----

interest only at the rate of nine (9%) per cent per annum to be computed and paid annually. All principal and accrued interest shall be due and payable on September 15, 1983.

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, being known and designated as Lot No. 151, Havelock Drive, Peppertree Subdivision, Section #2, as shown on a plat of Peppertree, recorded in Plat Book 4X at Page 3, and revised by plat recorded in Plat Book 5E, at Page 62, and having, according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the southeastern side of the right-of-way of Winding Way, a joint corner of Lots Nos. 150 and 151; thence along said right-of-way N. 35-34 E. 47.0 feet to an iron pin; thence N. 80-47 E. 35.3 feet to an iron pin located on the right-of-way of Havelock Drive; thence S. 54-00 E. 115.0 feet to an iron pin; thence S. 42-45 W. 100 feet to an -iron pin; thence N. 42-05 W. 130.64 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of mortgageee, dated September 15, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1028, at Page 355 on September 21, 1978.

It is understood and agreed that this is a second mortgage on the above described property, being junior in lien to the first mortgage given by Stephen Leroy Fowler and Janice A. Fowler to Stockton, White & Company, dated June 15, 1974, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1313, at Page 733 in the original principal amount of \$33,000.00.

Mortgagee shall look to the security of the property described by the within mortgage and hereby specifically waives any right to hold the individual partners of Crescent Properties, a Partnership, personally liable for the payment of the within mortgage. In connection herewith, mortgagee specifically waives its right to seek a deficiency judgement upon the foreclosure of the within 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 quipment, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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