Mortgagee's Address: 102 Mills Avenue, Greenville, S. C. 29605

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, CURTIS O. MOORE AND ALEDA M. MOORE,

hereinafter referred to as Mortgagor) is well and truly indebted unto

JAMES W. SKELTON,

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 ----Seven Thousand Five Hundred and No/100-------- ---------- Dollars $ 7,500.00-- due and payable

ninety (90) days from date with NO INTEREST.

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, Town of Mauldin, on the western side of U. S. Highway 276 being known and designated as Lot No. 1 of a plat made for Blake P. Garrett and W. B. Parsons by Lewis C. Godsey, dated February 14, 1956, and being more fully described according to said plat, to-wit:

BEGINNING at an iron pin on the corner of U. S. Highway 276 (North Main Street of Mauldin) and a county road and running thence along said county road S. 73-10 W. 186.6 feet to an iron pin; thence N. 17-15 W. 112.4 feet to an iron pin, joint rear corner of Lots Nos. 1 and 2; thence along Lot No. 2 N. 86-50 E. 208.7 feet to an iron pin on said U. S. Highway 276; thence S. 3-10 E. 65 feet along U. S. Highway 276 to iron pin being the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of James W. Skelton dated January 16, 1979, and to be recorded of even date herewith.

It is agreed and understood that this mortgage shall be second and junior in lien to that certain mortgage given to Mabe H. Carithers dated January 16, 1979, and to be recorded of even date herewith.

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.

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