

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED GREENVILLE CO. S.C.  
AUG 14 4 30 PM '80  
DONNIE S. TANKERSLEY  
R.M.C.  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1511 PAGE 154

WHEREAS, James B. Snoddy, Fred W. Noblitt, and Daniel M. Salle

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolina Southern Investment, Incorporated

(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  
Six Thousand, Six Hundred Eighty-six and 09/100ths-----Dollars (\$6,686.09-----) due and payable

with interest thereon from even date at the rate of 12 percent per centum per annum, to be paid as set forth in said promissory note.

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 Mortgagee 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, shown as part of Lot 31 and a part of Lot 32 on a plat of Townes Street Property recorded in the RMC Office for Greenville County in Plat Book B, Page 5 and as shown on Plat of Property of Patsy C. Polis, Jr., and Sandra J. Polis, recorded in Plat Book 5-E at page 28, and having such courses and distances as will appear by reference to the latter plat.

THIS above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

DERIVATION: This is the same property conveyed to Mortgagor by Deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1127, Page 211, on July 10, 1980.

THIS mortgage is second in junior in lien to the mortgage given to C. Douglas Wilson & Co. by Patsy C. Polis, Jr. and Sandra J. Polis which mortgage is recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1298, Page 793, on January 2, 1974. This mortgage represents a purchase money mortgage being a part of the purchase price paid by Mortgagor to Mortgagee for the above described property.

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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 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.