

Mortgagee's address: 95 Forest Lane, Greenville, SC 29605

BOOK 1574 PAGE 173

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RECORDED
JUL 1 1982
SHERIFF'S OFFICE
GREENVILLE

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

WHEREAS, we, Mickey W. Askew and Susan M. Askew

(hereinafter referred to as Mortgagor) is well and truly indebted unto Malcolm P. Niven, Jr.

(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

Three Thousand and No/100-----Dollars (\$ 3,000.00) due and payable

in full one year from date,

with interest thereon from _____ date _____ at the rate of 12% per centum per annum, to be paid: one year from date.

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

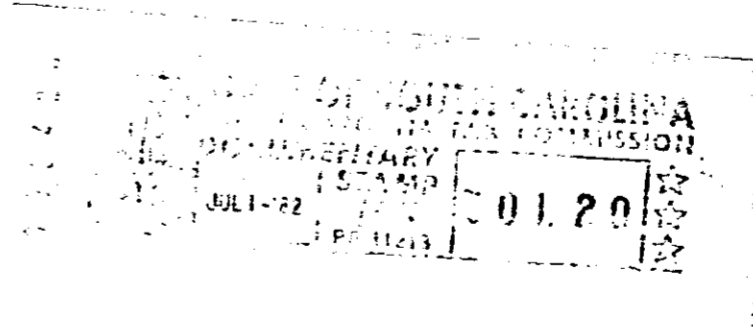
All that piece, parcel or lot of land situate, lying and being on the eastern side of Central Avenue in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 35 as shown on a plat of Eastdale, prepared by C. F. Webb, dated June, 1960 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book JJJ, at pages 50 and 51, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the eastern side of Central Avenue at the joint front corner of Lots Nos. 34 and 35 and running thence with the line of Lot N. 34, N. 80-25 E. 319.6 feet to an iron pin, on the bank of a stream; thence along the stream as the line in a northerly direction, the traverse of which is N. 07-50 W. 100.05 feet to an iron pin at the joint rear corner of Lots. Nos. 35 and 36; thence with the line of Lot No. 36 S. 80-25 W. 323.1 feet to an iron pin on the eastern side of Central Avenue, thence with the eastern side of Central Avenue, S. 09-35 E. 100 feet to the point of beginning.

This mortgage is second in priority to that unto Charter Mortgage Company recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1574, at Page 169, on the 1 day of July, 1982.

This being the same property conveyed unto the mortgagors by deed of Malcolm P. Niven, Jr. executed and recorded of even date herewith.

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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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