BOHKR ARRYANDHAR AND MAKARAMEN AXX STATE OF SOUTH CABOLINA COUNTY OF GREENVILLE 1 50 PH 187

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert R. Wallace and Donna J. Wallace, of the County of Greenville, State of South Carolina----fluoreinafter referred to an Mortgager) is well and truly indebted unto James E. Davis, Jr., of the County of Greenville, State of South Carolina-----

flurreinafter referred to as Mortgages) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Thousand and No/100 ----

Dollars (\$ 2,000.00 ) due and psyable

on or before December 10, 1982, together with no interest, -----

Man Manager, from Hearing, 19767, being

WHEREAS, the Mertgager may because become indebted to the said Mortgages for such further sums as may be advanced to or for the Mortgager's account for tases, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mertgager, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further same for which the Mortgague may be indebted to the Mortgague at any time for advances made to or for his account by the Mortgague, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgague in hand well and truly paid by the Mortgague at and before the realing and delivery of these presents, the receipt whereof to hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgague, its successors and assigns:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the southeastern side of Chick Springs Road and being known and designated as Lot 118 on plat of Vista Hills prepared by Dalton & Neves, dated May, 1946, revised August, 1947, recorded in the R.M.C. Office for Greenville County in Plat Book P at Page 149 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Chick Springs Road at the joint front corner of Lots 117 and 118 and running thence along the joint line of said lots, S. 74-20 E., 169.4 feet to a point in the center of a 15 foot easement; thence along the center of said easement, N. 16-02 E., 23.4 feet to a point; thence continuing along center of said easement, N. 18-32 E., 57 feet to a point in the joint rear corner of Lots 118 and 119; thence along the joint line of said lots, N. 74-28 W. 172.3 feet to an iron pin on the southeastern side of Chick Springs Road; thence along Chick Springs Road, S. 15-40 W. 80 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of the Mortgagee herein of even date, to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

This mortgage is second and junior in lien to the certain first mortgage given by James Edward Davis, Jr. to Cameron-Brown Company in the principal amount of \$40,000.00, dated October 3, 1979, recorded in the R.M.C. Office for Greenville County S.C., in Mortgage Book 1485, at Page 897. This is a purchase money mortgage and is given for the purpose of securing a portion of the purchase price.

Together with all and singular rights, members, harditaments, and appartmented to the same belonging in any way incident or appartming, 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 stabilled, connected, or fitted thereto in any memor; it being the intention of the parties hereto that all such fixtures and equipment, other than the contributed a rest of the real arter.

such household furnituse, be considered a part of the real estate.

ATO HAVE AND TO HOLD, all and singular the said premises usto the Mortgages, its heirs, successors and smigns, forever.

4. 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 pursues whomseever lewfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgages shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in writing.

(3) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.