MORTGAGE OF REAL ESTATE

MAR 16 4 28 PM '83

e001 1598 and 128

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

OONNIE S. IANKERSLEY MORTGAGE OF REAL ESTATE
R.M.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James A. Belue, Jr. and Brenda Gail Buchanan

thereinafter referred to as Mortgagor) is well and truly indebted unto James W. Skelton

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

XXXXXXX

DEKEMBER KARBINESKE

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 Mortgagoe 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's heirs, 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 certain piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of North Forest Circle, near Marietta, and being shown and designated as Lot No. 4 on a plat of FOREST HILLS, made by Webb Surveying and Mapping Company, dated May, 1967, recorded in the RMC Office for Greenville County in Plat Book 000 at Page 111 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

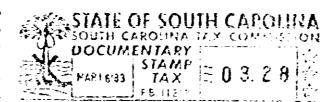
THIS is the same property as that conveyed to the Mortgagors herein by deed from James W. Skelton recorded in the RMC Office for Greenville County of even date herewith.

THIS is a second mortgage subject to that certain mortgage to Panstone Mortgage Service, Inc. recorded in the RMC Office for Greenville County in Mortgage Book 1408 at Page 273 on August 29, 1977 in the original amount of \$22,450.00 and having a present balance of \$21,330.65; said mortgage was assigned to Home Mortgage Investment Corporation by assignment recorded in said RMC Office in Mortgage Book 1425 at Page 805 on March 13, 1978; assigned to Pennamco, Inc. by assignment recorded in Mortgage Book 1425 at Page 806 on March 13, 1978; and then assigned to Manufacturers Hanover Mortgage Corporation by assignment recorded in Mortgage Book 1550 at Page 302 on August 18, 1981.

THE mailing address of the Mortgagee herein is 102 Mills Avenue, Greenville, South Carolina 29605.

IF all or any part of the property or an interest therein is sold or transferred by Borrower without Mortgagee's prior written consent, Mortgagee may, at Mortgagee's option, declare all the sums secured by this Nortgage to be immediately due and payable.

800



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 is 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.

14328-M.Z