

P. O. Box 791
Mauldin 29662

STATE OF SOUTH CAROLINA GREENVILLE CO S.C.
COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

FILED
MAR 25 3 23 PM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, SHA BUILDERS, Division of Moree Electrical Co., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto DONALD L. MOREE and LINDA W. MOREE

(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 AND NO/100----- Dollars (\$6,000.00) due and payable

ON DEMAND BUT TO BE NO LATER THAN MAY 1, 1984.

with interest thereon from date at the rate of Six per centum per annum, to be paid: In lump sum upon and with satisfaction of principal debt.
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:

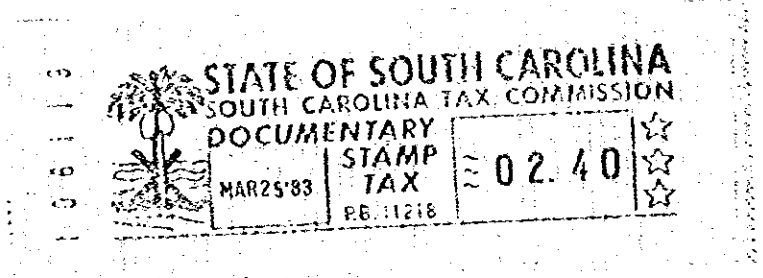
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Mauldin, being more shown and designated as Lot 72 of Greenbrier Subdivision and being more particularly described as follows:

BEGINNING at an iron pin on the north side of Hawthorne Drive, joint front corner with Lot 71 and running thence along the joint property line of Lot 71 N. 6-20 W. 203 feet to an iron pin; thence S. 83-40 W. 156 feet to an iron pin; thence S. 2-41 E. 210.2 feet to an iron pin on Hawthorne Drive; thence along the edge of Hawthorne Drive N. 83-40E. 100 feet to the Beginning corner.

This being the same property conveyed to Mortgagor herein by deed of Donald L. Moree and Linda W. Moree as recorded of even date herewith.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat(s), which affect the property hereinabove described.

This being a second mortgage and junior in lien to that certain mortgage given by SHA Builders, a Division of Moree Electrical Co., Inc., to First Federal Savings & Loan Assn., of South Carolina dated March 25, 1983, and recorded of even date herewith, having the original principal balance of \$45,000.00.



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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 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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