

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, I, MARGARET M. MILLS, as General Partner for Phoenix Square II,
a Limited Partnership,
(hereinafter referred to as Mortgagor) is well and truly indebted unto RICHARD PERRY FROCK AND VAN STEPHEN
WILSON,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of

Nineteen Thousand and No/100-----

Dollars (\$19,000.00) due and payable

in accordance with terms and provisions of promissory note given this
date,

~~with interest thereon from~~

~~XXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

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, 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, in the City of Greenville, on the
eastern side of Lavinia Avenue and being shown and designated as Lot
No. 36 of ROWLEY PLACE, plat of which is recorded in the RMC Office
for Greenville County in Plat Book C at Page 5 and being shown on a
more recent plat entitled "Property of Richard Perry Frock and Van
Stephen Wilson", prepared by Century Land Surveying Company, dated
January 16, 1979, and recorded in the RMC Office for Greenville
County in Plat Book 6-Z at page 13, and having such metes and bounds
as shown thereon, reference to said plats being made for a more com-
plete description.

This is the identical property conveyed to the mortgagor herein by
deed of Richard Perry Frock and Van Stephen Wilson dated of even
date and being recorded concurrently herewith.

P. O. Box 8472

The mailing address of the mortgagees is: Greenville, S. C. 29604

RECORDED
INDEXED
STAMP
FAX
207 900

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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.

RECORDS

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