

106 Williams Street
BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & SToudenMIRE, P.A. ~~XXXXXXXXXXXXXXXXXXXX~~ GREENVILLE, S.C. 29602
MORTGAGE OF REAL ESTATE 318 Continental Drive
Greenville, S. C. 29615

STATE OF SOUTH CAROLINA } FILED
COUNTY OF Greenville } GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE
3 57 PM '83 TO ALL WHOM THESE PRESENTS MAY CONCERN:
BOOK 1632 PAGE 656

DURHAM J. LANGERSLEY
R.M.C.

SECOND MORTGAGE

WHEREAS, Woodrow W. Long, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Glenn L. Bridges, Trustee of the Susan Wynn Long Trust and the Woodrow W. Long III Trust

(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 Fifty Thousand and No/100ths-----
----- Dollars (\$50,000.00) due and payable on demand

with interest thereon from date at the rate of 12% per centum per annum, to be paid: ON OR before December 31 of each year

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, being known and designated as Lot No. 85 as shown on plat entitled "Final Plat Revised, Map #1, Foxcroft, Section II," as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4N, pages 36 and 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Continental Drive, said pin being the joint front corner of Lots 85 and 86 and running thence with the common line of said lots S 13-56 W 165 feet to an iron pin, the joint rear corner of Lots 85 and 86; thence N 74-59 W 138.5 feet to an iron pin, joint rear corner of Lots 84 and 85; thence with the common line of said lots N 21-55 W 171.1 feet to an iron pin on the southwesterly side of Continental Drive S 70-14 E 50 feet to an iron pin; thence S 73-49 E 49.6 feet to an iron pin; thence S 76-04 E 15.4 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of M. G. Proffitt, Inc. dated June 1, 1973 and recorded in the RMC Office for Greenville County in Deed Book 976 at Page 45 on June 4, 1973.

This mortgage is junior in priority to that certain mortgage given to Fidelity Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County in Mortgage Book 1258 at Page 342.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
MAY 20 1983
R.M.C.

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 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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