AFFIDAVIL FILED & TWO STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

FILED CREENVILLE CO. S. C.

BOOK 1282 PAGE 395

JUN 22 3 52 PH '73 MORTGAGE OF REAL ESTATE
DONNIE S. TAHKER STEVALL WHOM THESE PRESENTS MAT CONCERN:
R.M.C.

with interest thereon KMK

XXXXXXXXX

ркеникински инику жей физ

according to the terms of said note as modified.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagor 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 scaling 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, City of Mauldin, on the western side of Ashmore Bridge Road, being shown and designated as Lot 37 on a plat of Bishop Heights dated January, 1966, by Ethan C. Allen, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB, Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Ashmore Bridge Road at the joint front corner of Lots 36 and 37 and running thence along the common line of said lots N. 78-03 W. 200 feet to an iron pin at the joint rear corner of Lots 36, 37, 45 and 46; thence along the common rear line of Lots 37 and 45 S. 11-47 W. 125 feet to an iron pin at the joint rear corner of Lots 37, 38, 44 and 45; thence along the common line of Lots 38 and 37 S. 78-03 E. 200 feet to an iron pin on the western side of Ashmore Bridge Road at the joint front corner of Lots 38 and 37; thence along the western side of said Ashmore Bridge Road N. 11-47 E. 125 feet to the point of BEGINNING.

The within mortgage is understood and agreed to be second in priority to that certain mortgage from Fred Newman to First Federal Savings & Loan Association dated December 10, 1971, and recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1216 at Page 180.

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 covenents that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is Itwfully 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 coverants 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.