LAW OFFICES OF LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA AMOUNT FINANCED - \$7,453.59 50061537 FASE349 CREEN F 00. S. C. MORTCACE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

B 'n ω

AFR & 2 59 PH '81 MORTGAGE OF REAL ESTATE DONNEL SETANGERSLETO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Helen S. Schneider, correctly known as Helon S. Schneider

(bereinafter referred to as Mortgagor) is well and truly indebted unto Termplan Inc. of South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date becewith, the terms of which are incorporated herein by reference, in the sum of Twelve thousand two hundred forty three and 73/100----------Dollars (\$ 12,243.73) due and payable

according to the terms thereof, said note being incorporated herein by reference

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 Mortgagor at any time for advances made to or for his account of any other and further sums for which the Mortgagor in hand well and truly paid by the Mortgagor, and also in consideration of the further sum of Three Dellars (\$5.00) to the Mortgagor in hand well and truly paid by the Mortgagor, 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 Mortgagor, the Mortgagor'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 Township of Paris Mountain, on the southeastern side of Sulphur Springs Road, containing 1.05 acres, more or less, and being more particularly described as follows:

Beginning at an iron pin on Sulphur Springs Drive at a joint corner with Rosemary Schneider Cureton and Hugh B. Cureton, Jr., and running thence with said Drive S. 67 E. 147.5 feet to an iron pin on said drive; thence running, N. 23 E. 291.9 feet, more or less, to the center line of a branch; thence along the center line of said branch in a northwesterly direction, 162 feet, more or less, to a point in the line of said property owned by Rosemary Schneider Cureton and Hugh B. Cureton, Jr.; thence with the cureton line, S. 20-10 W. 320.1 feet, more or less, to an iron pin on the edge of Sulphur Springs Drive, the point of beginning.

This is the same property conveyed to the mortgagor by deed of Mary Nelle Southerlin and Bettie Morton recorded in the RMC Office for Greenville County in Deed Book 894 at page 376 on July 21, 1970.

This is a second mortgage, junior in lien to that certain mortgage given by Helon S. Schneider to Fidelity Pederal Savings and Loan Association being recorded in the RMC Office for Greenville County on April 20, 1978 in Hortgage Book 1430 at page 33.

The mortgagee's address is: PO Box 1863, Greenville, SC 29602

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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.