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MORTGAGE OF REAL ESTATE-Offices of WILLIAMS & HENRY, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

WHEREAS, Thomas V. Marcum and Marilyn P. Marcum

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles B. Wilson and Rebecca M. 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

...... interest thereon from

date

at the rate of 14%---- per centum per annum, to be paid: annually.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe'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, and according to a survey prepared by R. B. Bruce, R.L.S., June 17, 1981, which said plat is recorded in the RMC Office for Greenville County, South Carolina, on June 19, 1981 in Plat Book 8-R at Page 57 and according to said plat, having the following courses and distances, to-wit:

BEGINNING at an old iron pin on the edge of Post Street, joint corner of property now or formerly belonging to Grover L. Jones and running thence with the edge of Post Street, S 8-37 E 200.2 feet to an old iron pin at the northwestern intersection of Post Street and Hudson Road; thence running with the edge of Hudson Road, S 58-25 W 136.8 feet to an iron pin on the edge of said road; thence continuing with the edge of Hudson Road, S 65-56 W 60 feet to an old iron pin in the edge of Hudson Road, joint corner of property now or formerly belonging to Sam M. Pringle; thence running with the common line with the said Sam M. Pringle, N 7-06 W 274.5 feet to an old iron pin, joint corner of property now or formerly belonging to Grover L. Jones; thence running with the common line with the said Grover L. Jones, N 83-58 E 176.5 feet to an old iron pin on the edge of Post Street, the point of beginning.

The within property is the identical property conveyed to mortgagors herein by deed of mortgagees herein, by deed of even date herewith and which said deed is recorded simultaneously with the recording of the within instrument.

The within mortgage is second in rank to that mortgage given this date by mortgagors to American Federal Savings & Loan Association in the principal sum of \$59,650.00 and which said mortgage has been recorded prior to the recordation of the within mortgage.

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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 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.

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