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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Wade Clifford Jennings, Jr.,

Per note executed this date

WHEREAS, The Mortagor 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 for 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, 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, Town of Simpsonville, being known and designated as Lot No. 48 of the Subdivision known as LEAGUE ESTATES, according to a plat made by W. J. Riddle, Surveyor, dated October 1941, and recorded in Plat Book K at pages 111-112, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a pin at the southeast corner of Lot 47 and running thence along the north side of South Pliney Circle, N. 67-23 E. 91.1 feet to corner of Lot No. 49; thence with line of Lot 49, N. 19-45 W. 196.4 feet to corner of Lot No. 63; thence with rear line of Lot 63, S. 70-15 W. 91 feet to corner of Lot 47; thence along line of Lot 47, S. 19-45 E. 201.2 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Wade Jennings recorded in the R. M. C. Office for Greenville County in Deed Book 894, Page 364, July 20, 1970.

This mortgage is junior and second in lien to that mortgage to United Federal Savings & Loan Association recorded December 11, 1970 in Mortgage Book 1175, Page 338, R. M. C. Office for Greenville County in the original amount of \$12,700.



Together with all and singular rights, members, herditaments, and appurterances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 Mortagor convenants that it is lawfully selzed of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey and encumber, the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further convenants to warrant and forever defend all and singular that said premises unto the Mortgage forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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