STATE OF SOUTH CAROLINA DE STANKERSLEY

COUNTY OF GREENVILLE STANKERSLEY

WHEREAS, M. WALLACE SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto

MARCY R. MILLER & BETTY LOU S. MILLER

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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 texes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid dabt, 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, its successors and assigns:

"All that certain piece, parcel or let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Hillendale Circle, near the City of Greenville, being shown as the western portion of Lot 14, as shown on plat of property of J. M. Black, made by Dalton & Neves, in Decemember 1947, recorded in Plat Book S at Page 58, and described as follows:

BEGINNING at a stake on the south side of Hillendale Circle, at the corner of Lot 11, and running thence with the line of said lot, S. 17-15 E., 298.2 feet to a stake in creek; thence with the creek as the line, the traverses of which are N. 78-02 E., 4.2 feet and N. 61\_02 E., 192.5 feet to a stake at corner of lot sold to J. E. Bridges; thence with line of Bridges lot, N. 6-38 E., 251.4 feet to a stake on Hillendale Circle; thence with the south side of Hillendale Circle, S. 75\_42 W., 239.4 feet to the beginning corner.

This being the identical property as conveyed to the Mortgagor herein by Deed of Betty Lou S. Miller recorded September 18, 1981 in the RMC Office for Greenville County in Deed Book 1155 at Page 295.

This mortgage is second and junior in lien to that certain mortgage given in favor of Community Bank, recorded October 9, 1981 in the RMC Office for Greenville County in REM Book /554, Page 9//.

DOCUMENTARY

STAMP

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Together with all and singular rights, members, herditaments, and appurtegances 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 Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fec 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 Mortgagoe forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

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