LAW OFFICES OF LATHAN, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

2003 1559 BAR 1888

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

O S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Billy C. Hill, Betty Jo Hill and Steven Ray Hill

thereinafter referred to as Mortgagor) is well and truly indebted unto Romaine F. Smith and Brenda P. Smith

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fifteen Thousand Two Hundred Twenty-Two and 01/100-----

-----Dollars (\$ 15,222.01) due and payable

as provided for in Promissory Note executed of even date herewith.

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 prendums, 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 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 Mortgagoe, the Mortgagoe's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot No. 2 of the property of D. W. Alexander, plat of which is recorded in the RMC Office for Greenville County in Plat Book LLL at Page 41, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Angie Drive at the joint front corner of Lots 2 and 3 and running thence with the joint line of said Lots, N.88-00 E. 200 feet to an iron pin; running thence S.10-30 E. 110 feet to an iron pin at the corner of Lot No. 1; running thence with the joint line of said Lots, S.88-00 W. 200 feet to an iron pin on the eastern side of Angie Drive; running thence with the eastern side of Angie Drive, N.10-30 W. 110 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Romaine F. Smith and Brenda P. Smith recorded in the RMC Office for Greenville County of even date herewith.

THIS is a second mortgage.

THE mailing address of the Mortgagees herein is 6522 Bridgegate Drive, Spring, Texas 77373.

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DOCUMENTARY STATES

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

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