MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINAT: 100. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Preston S. Marchant,

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

discounted in advance

with interest thereon from date at the rate of 17% / per centum per annum, to be paid from date.

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 Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 Mortgagee, 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, situate, lying and being partially within the City of Greenville on the southeast side of South Pleasantburg Drive (SC Highway 291) and having according to a recent plat entitled "Survey for Preston S. Marchant" prepared May 31, 1982, by C. O. Riddle, RLS, (which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book 8-Z at page 74), the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeast side of South Pleasantburg Drive, (SC Highway 291) corner of property of Bruce C. Gibson and which point is 484 feet N 46-41 E from the intersection of said drive with Lumbard Lane; thence with the souteast edge of the right-of-way for South Pleasantburg Drive, N 46-41 E, 424.74 feet to a RR spike near the edge of a concrete walk and which point marks the corner of property of Nick Karayannis; thence S 43-30 E 126.23 feet to an iron pin; thence S 46-45 W 245.96 feet to an iron pin; thence S 43-15 E 20.00 feet to an iron pin; thence S 46-45 W 31 feet to an iron pin at corner of property of Dorothy W. Marchant; thence with the latter's line, N 43-15 W 20 feet to an iron pin; thence S 46-45 W 148.73 feet to an iron pin; thence N 43-04 W 125.73 feet to point

being the identical property conveyed to the Mortgagor by deed of Frank P. McCowan, Jr., Master-in-Equity, dated April 5, 1971, recorded in Deed Book 912 at page 235, and by deed of Dorothy Wild Marchant dated June 8, 1982, and Recorded in said RMC Office in Deed Book //68 at page 262.

This is a second mortgage junior in lien to a prior mortgage executed in favor of American Federal Saving and Loan Association upon which there is a balance due of \$70,000.00 which is recorded in Mortgage Book/572 at page /35

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