STATE OF SOUTH CAROLINA COUNTY OF GREENT WILE 4 17 PH '82

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BONNIE S. TANKERSLEY R.M.C.

WHEREAS. Edward J. Howard

(hereinafter referred to as Mortgager) is well and truly Indebted un to Commercial Mortgage Company, Inc.

(hereinafter referred to as Mortgages) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Thousand Nine Hundred Fifty and 00/100

in accordance with terms of Note dated September 21, 1982

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mertgager, in consideration of the aforessia debt, and in order to secure the payment thereof, and of any other and further sums for which the Mertgager may be indebted to the Mertgager at any time for advances made to or for his account by the Mertgager, and also in consideration of the further sum of Three Dellars (\$3.00) to the Mertgager in hand well and truly pold by the Mertgager at and before the seeling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bergained, sold and released, and by these presents does grant, bergain, sell and release unto the Mertgager, its successors and actions:

TALL that certain piece, percel or let of land, with all improvements thereon, or hereofter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the Southeastern side of Spring Forest Road, and shown on plat of Spring Forest recorded in Plat Book XX, at Page 126, as Lot #55, and described as follows:

BEGINNING at an iron pin on the Eastern side of Spring Forest Road, at the corner of Lot \$58 and running thence with the curve of the Eastern side of said road, the chord of which is N. 10-18 W., 35 feet to a point; thence N. 0-22 E., 45.1 feet, N. 28-23 E., 60.8 feet, N. 61-50 E., 59.6 feet, and N. 82-37 E., 65 feet to an iron pin at the corner of Lot \$56; thence with the line of said lot, S. 7-23 E., 130 feet to an iron pin at the corner of Lot \$58; thence with the line of said Lot, S. 75-28 W., 161.8 feet to the beginning corner.

This being the same property conveyed to Edward J. Howard by Deed of LeRoy J. Howard recorded Cctober 5, 1972 in Deed Book 957, at Page 121, in the RMC Office for Greenville County, South Carolina.

This mortgage is second and junior in lien to that certain mortgage executed by Edward J. Howard in favor of Southern Bank and Trust Company, recorded January 20, 1981 in the RMC Office for Greenville County in REM Book 1530 at Page 500, in the original amount of \$6,707.52.

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Together with all and singular rights, members, herditaments, and appurtocences to the same belonging in any way incident or apportuning, and of all the rests, 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 roal estate.

TO HAVE AND TO HOLD, all and singular the sold premises unto the Mertgages, its heirs, successors and assigns, forever.

The Mortgagor covenents that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lewfully 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 Mortgagor ferever, from and against the Mortgagor and all persons whomspever lawfully claiming the same or any part thereof.

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