STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GREENVILLE CO. S.CMORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

170 1 3 45 PM BY

WHEREAS,

Rita Janice LandONNIE S. TANKERSLEY R.M.C.

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

Earl J. Rooker

(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 Four Thousand Five Hundred and no/100------

Dollars (\$ 4.500.00) due and payable

ACCORDING TO TERMS SET OUT IN SAID NOTE

with interest thereon from

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this date

at the rate of ten

per centum per annum, to be paid: monthly

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 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, self and release unto the Mortgagoe, its successors and assigns:

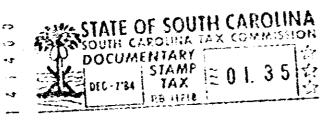
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Durham Street, near the City of Greenville, being known and designated as Lot No. 16 on a plat of resubdivision of Central Realty Corporation Property made by Pickell & Pickell dated June 20, 1946, recorded in the RMC Office for Greenville County in Plat Book "B" at Page 199 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the southern side of Durham Street at the joint corner of Lots No. 15 and 16 and running thence N. 69-30 E. 60 feet to a stake; thence S. 22-00 E. 150 feet to a stake; thence S. 69-30 W. 60 feet to a stake; thence N. 22-00 W. 150 feet to a stake, being the point of beginning.

This being the same property conveyed to mortgagor by deed of Gordon C. Carter dated December 6, 1984, and recorded simultaneously herewith.

This mortgage being junior to that certain mortgage given to Security Federal Savings and Loan Association of South Carolina dated December 6, 1984, recorded in REM Book

1673 at Page 261 in the original amount of \$12,000.00.



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

1328-W.23

A CONTRACTOR OF THE PARTY