NAME OF THESE PRISERYS ANY CONCERN.

Winnest Mayroncee Corporation, 2 South Carolina Corporation

Company, Greenville,

with interest thereon from date

at the rate of 7 1/2%

per centum per annum, to be paid: quarterly

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 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, 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, being known and designated as Lot Nos. 15 and 17 in Block 2 of a Subdivision being known as Newlands, the same being situate on the West side of the Old Paris Mountain Road and being shown on plat recorded in the RMC Office for Greenville County, South Carolina in Plat Book "C", Page 199 and being more particularly described according to survey and plat by Dalton & Neves, August, 1949, as follows:

Lot # 15: BEGINNING at an iron pin on the West side of Old Paris Mountain Road, front corner of Lots 15 and 17; thence S. 85-40 W. 152.9 feet to a stake; thence N. 4-20 W. 70 feet to an iron pin; thence with the line of Lot # 13, N. 85-40 E. 150 feet to an iron pin in said Road; thence with said Road, S. 6-30 E. 70 feet to the beginning.

Lot # 17: BEGINNING at an iron pin on the West side of Old Paris Mountain Road joint front corner of Lot No. 19 and 17 and running thence with line of Lot No. 19, S. 85-40 W. 155.7 feet to an iron pin; thence N. 4-20 W. 70 feet to a stake; thence with the line of Lot No. 15, N. 85-40 E. 152.9 feet to stake on Old Paris Mountain Road; thence with said Road, S. 6-30 E. 70 feet to the beginning.

ALSO all the Grantor's right, title and interest in and to the abutting Western one-half of the Old Paris Mountain Road, which has been abandoned and replaced by public use of U.S. Highway No. 29.

ALSO all the Grantor's right, title and interest in and to any roadway, or right of way to be used for ingress to or egress from the subject premises, or otherwise servicing such premises.

This being the identical property conveyed to the Mortgagor herein by deed of J. W. James, dated June 12, 1970, and recorded that same date in Greenville County Deed Book 891 at page 643.

THIS IS A SECOND MORTGAGE, junior in lien to that mortgage given by J. W. James to Independent Life & Accident Insurance Company of Jacksonville, Florida.

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 the<u>refrom</u>, 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 heireinabove 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.