

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILLED
GREENVILLE CO. S. C.
OCT 7 9 28 AM '77
W. S. TANKERSLEY
R.M.C.

BOOK 1412 PAGE 359

SECOND MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, SYLVESTER GOLDEN & MARTHA C. GOLDEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARCELL M. GOLDEN & MARTIN RAY GOLDEN

(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

ONE THOUSAND and NO/100 Dollars (\$ 1,000.00) due and payable

with interest thereon from Execution Date at the rate of 7 per centum per annum, to be paid: ANUALLY

Over a period of Five (5) years.

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

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near the coporate limits of the City of Greenville, being shown as Lot No. 5 on plat of the property of Eastover made by R. E. Dalton, C. E. in July, 1920, recorded in the RMC Office for Greenville County in Plat Book F at Page 42, and according to a more recent plat prepared by R. B. Bruce dated February 10, 1977, recorded in Plat Book G-A at Page 86 and described as follows:

BEGINNING at an iron pin on the Northeast side of Beechwood Avenue, 240 feet North of Ackley Street, corner of Lot No. 4 and running thence with the line of said Lot, N. 64-13 E. 153.5 feet to an iron pin in line of the Irvine Estate; thence with the Irvine line, N. 21-49 W. 60 feet to an iron pin, corner of Lot No. 6; thence with the line of said Lot, S. 63-31 W. 155.1 feet to an iron pin on Beechwood Avenue; thence with Beechwood Avenue, S. 22-17 E. 58 feet to the beginning corner.

This conveyance is made subject to all restrictions, easements and rights of way of record.

This being the same property conveyed to the Grantors herein by deed of Jack M. Abbott recorded in the RMC Office for Greenville County in Deed Book 806 at Page 1 on September 13, 1966.

0 1 6 7 2 5
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
OCT-7-77 STAMP TAX 00.40
P.B. 11218

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.

0.358

4328 RV-2