

SECOND MORTGAGE OF REAL ESTATE -

#121-5-2

BOOK 1498 PAGE 355

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC. S. C.
APR 21 PM '80
W. C. WILKINS

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Clarence Owens and Wilhelmena Owens

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Greenville County Redevelopment Authority

(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 Five Thousand One Hundred Fifty-Seven and no/100 ----- Dollars (\$ 5,157.00) due and payable

in 180 consecutive monthly installments of Thirty-Five and 63/100 (\$35.63) Dollars, commencing April 15, 1980,

with interest thereon from said date at the rate of 3% 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 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, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 117, Section 1, on plat of Abney Mills, Brandon Plant, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at Page 56 through 59, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Draper Street, joint front corner of Lots 117 and 118, and running thence S.64-19 W. 103 feet to an iron pin; thence S.25-41 E. 62 feet to an iron pin on Old Easley Highway, S.C. #124 (Cooper Street); thence along said street N.64-29 E. 103 feet to an iron pin; thence along Draper Street N.25-41 W. 62.3 feet to an iron pin; the point of beginning.

This conveyance is made subject to any restrictions, rights-of-way or easements that may appear of record, on the recorded plat(s) or on the premises.

This being the same property conveyed to the mortgagor, Clarence Owens, by deed from Charles C. Ragsdale and Ocieville P. Ragsdale, as recorded in the R.M.C. Office for Greenville County in Deed Book 992 at Page 597 on January 22, 1974, and conveyed to the mortgagor, Wilhelmena Owens, by deed from Clarence Lee Owens, as recorded in the R.M.C. Office for Greenville County in Deed Book 1120 at Page 560 on February 14, 1980.

This mortgage shall be second and junion in nature to that mortgage from Clarence Lee Owens to Collateral Investment Company in the original amount of \$13,200 as recorded in the R.M.C. Office in Mortgage Book 1300 at Page 273 on January 27, 1974, which was then assigned to Federal National Mortgage Association on April 16, 1974 in Mortgage Book 1307 at Page 407, and then re-recorded in Mortgage Book 1309 at Page 239.

Greenville County Redevelopment Authority
Bankers Trust Plaza, Box PP-54
Greenville, South Carolina 29601

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 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 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.

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