

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 MORTGAGE OF REAL ESTATE

FILED
 REC'D
 4 02 PM '82
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONN WASSERSLEY
 M.C.

WHEREAS, MARTHA ANN GOODSPEED

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMERCIAL MORTGAGE COMPANY, INC.

(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 Three Thousand and no/100 Dollars (\$3,000.00) due and payable

in accordance with the terms of note dated February 17, 1982

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, in O'Neal Township, near Double Springs Baptist Church, and having, according to plat of Alvin Lee Roy Hudson, Jr., and Martha Ann M. Hudson, recorded in Plat Book VV at Page 79, the following metes and bounds, to-wit:

BEGINNING at an iron pin at or near the center line of SC Highway 415 at the corner of property now or formerly of Fred Styles and running thence DUE East 263.7 feet to an iron pin; thence along property of E. J. Tate, now or formerly, N. 6 W., 206.7 feet to an iron pin; thence along Tate property S. 84 W., 263 feet to an iron pin; thence along property now or formerly of L. E. Thompson, along the center of said Highway, S. 6-20 E., 179 feet to the point of beginning.

This being the identical property conveyed to the mortgagor herein by deed of Bonita Tate Mallonee, recorded in the RMC Office for Greenville County on July 7, 1975 in Deed Book 1020 at Page 843.

This mortgage is second and junior in lien to that certain mortgage in favor of First Financial Services recorded in the RMC Office for Greenville County on May 6, 1981 in REM Book 1451 at Page 746.

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STATE OF SOUTH CAROLINA
 DOCUMENTARY STAMP
 TAX
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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