

Mortgagee's Address:

MORTGAGE OF REAL ESTATE--Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

BOOK 1569 PAGE 711

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1982  
RILEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FIRST CAROLINA DEVELOPMENT CORPORATION

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

(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 Seventy-Five Thousand and NO/100\*\*\*

Dollars (\$) 75,000.00- due and payable

twelve (12) months from date or upon the sale of residential structure located at 400 Crescent Avenue on the within described property,

with interest thereon from date at the rate of sixteen (16%) per centum per annum, to be paid: at maturity

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:

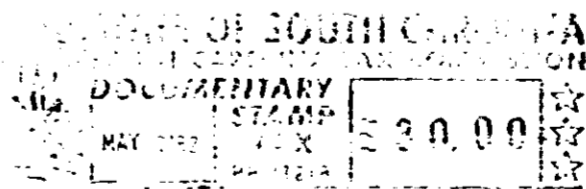
---ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of---

All that certain piece, parcel or lot of land in the City of Greenville County of Greenville, State of South Carolina, being located at the intersection of Crescent Avenue and Jones Avenue and being shown on plat of CRESCENT AVENUE PROJECT BOUNDARY AND LOCATION SURVEY prepared by Arbor Engineering, Inc. dated March 11, 1982, and having according to such plat the following metes and bounds, to-wit:

BEGINNING at the southeasterly corner of the intersection of Jones Avenue and Crescent Avenue and running thence with the southerly side of Crescent Avenue N. 83-00 E. 206.73 feet to an old iron pin; thence S. 1-45 E. 371.83 feet to a "pock" mark in concrete footing of fence post; thence S. 86-02 W. 40.01 feet to a "pock" mark in concrete footing of fence post; thence N. 2-18 W. 53.50 feet to an old iron pin; thence S. 83-04 W. 177.79 feet to an old iron pin on the easterly side of Jones Avenue; thence with the easterly side of Jones Avenue N. 0-22 E. 317.26 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of mortgagee herein dated May 7, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1166, at Page 595, on May 7, 1982.

This mortgage is second and junior in lien to that mortgage given in favor of Palmetto Bank in the original amount of \$200,000.00 dated May 7, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina, on May 7, 1982 in Mortgages Book 1569, at Page 667.



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.

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