

BY ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LARRY O. ESTEPP and POLLY A. ESTEPP

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

The Palmetto Bank
Weston Street
Fountain Inn, SC 29644

(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 Twenty-One Thousand Three Hundred Forty and 80/100ths-

Dollars (\$ 21,340.80) due and payable

AS SET FORTH BY NOTE OF MORTGAGOR(S) OF EVEN DATE

per note
with interest thereon from date at the rate of / per centum per annum, to be paid per note

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 Fairview Township, on the Northern side of Nash Mill Road about five miles West of the Town of Fountain Inn, and being known as a 1.00 acre tract on a plat entitled "Property of Walter F. Walden", prepared by T.H. Walker, Jr., RLS, dated April 5, 1973, recorded in the RMC Office for Greenville County in Plat Book 6-W, at page 28 and being shown on a more recent plat entitled "Property of Larry O. Estopp and Polly A. Estopp", prepared by Carolina Surveying Co., dated 11/16/78, recorded in the RMC Office for Greenville County in Plat Book 6-X, at page 40, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Nash Mill Road, 2640 feet from the intersection of Nash Mill Road and Fairview Road, joint front corner of the within described property and that now or formerly of Paul and Mary Birlyrakis and running thence N. 04-05 E., 213.8 feet to a point; thence running S. 88-09 E., 204.9 feet to a point; thence running S. 04-05 W., 213.8 feet to a point on the Northern side of Nash Mill Road; thence running with the Northern side of said Road, N. 88-09 W., 204.0 feet, the point of beginning.

THIS being the same property conveyed to the Mortgagors by deed of Walter F. Walden and Julia P. Walden, as recorded in the RMC Office for Greenville County in Deed Book 1092 at page 293, recorded November 20, 1978.

THIS mortgage is second and junior in lien to that mortgage between the Mortgagors herein named above and N.C.N.B. Mtg. South, Inc., as recorded in the RMC Office for Greenville County in Mortgage Book 1450, at page 725, recorded 11/20/78; assigned to Colonial Mtg. Co., Mortgage Book 1508, at page 418, recorded 7/22/80.

NOTE: Stamps figured on \$14,000.00

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Together with all and singular rights, members, herditaments, 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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