

SECOND MORTGAGE

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BOOK 1445 PAGE 833  
85 PAGE 1406  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
GREENVILLE CO. S.C.  
SEP 23 8 47 AM '78  
DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, BENJAMIN L. HUCKABY

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

(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 Ten Thousand and Five Hundred and Fifty Seven & 65/100 Dollars (\$ 10,557.65 ) due and payable with interest thereon from date at the rate of 6% per cent per annum to be paid as follows:

\$15.00 per month, interest only, for the first 36 months.  
\$74.01 per month, interest only, for the next 84 months.  
with the principal amount of \$10,557.65 due ten years from the date hereof;  
all interest not paid when due to bear interest at same rate as principal.

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, being on the Southern side of Overbrook Road and known and designated as Lot No. 10 and an adjoining portion of Lot No. 11 on plat of a subdivision of Tract No. 1; Overbrook Land Company which plat is recorded in the R.M.C. Office for Greenville County in Plat Book J at Page 81 and also shown as the property of Charles G. and Carrie J. Barker by plat recorded in the R.M.C. Office in Plat Book VVV at Page 17; said lots having such metes and bounds as shown on said letter plat.

This mortgage is subordinate to that certain mortgage given to C. Douglas Wilson and Company recorded in the R.M.C. Office in Mortgage Book 1071 at Page 55 in the original amount of \$11,550.00 and having a present balance of \$9,442.35.

This being the same property conveyed to Benjamin L. Huckaby by deed recorded in the RMC Office for Greenville County in Deed Book 1088, at Page 769, recorded September 28, 1978.

Donnie S. Tankersley  
R.M.C. 39380

This mortgage paid in full this 25th day of May, 1984.

Witnesses:  
Robertson, Charles S. & Thelma  
Attorneys at Law  
P.O. Box 1885  
Greenville, S.C. 29602

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JUN 13 12 18 PM '84  
DONNIE S. TANKERSLEY  
R.M.C.

JUN 13 1984

STATE OF SOUTH CAROLINA  
RECORDS & CLERK  
GREENVILLE  
STAMP TAX  
\$ 0.40

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.

GREENVILLE OFFICE SUPPLY CO. INC.