

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OFFICE OF THE CLERK OF COURT
DEPARTMENT OF REAL ESTATE
ALL OTHER INSTRUMENTS MAY CONCERN

WHEREAS I, Ernest C. Hill, am

hereinafter referred to as Mortgagor, do hereby certify as to
First Piedmont Bank and Trust Company

hereinafter referred to as Mortgagee, as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are
incorporated herein by reference, in the sum of Six Thousand, Two Hundred Forty-Nine and 60/100-----
Dollars (\$ 6,249.60) due and payable
in 60 equal installments of One Hundred Four and 16/100 (\$104.16) Dollars beginning
on June 1, 1971,

with interest thereon from date at the rate of SIX (6%) 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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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, Greenville Township, within the corporate
limits of the City of Greenville, being known and designated as Lot 3 of a subdivision known
as North Park as shown on a plat thereof prepared by Dalton & Neves, Engineers, dated
May 1940, being recorded in the R. M. C. Office for Greenville County in Plat Book K at
Pages 48 and 49 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a point on the western side of North Main Street joint front corner of
Lots 3 and 4 and running thence with the joint line of said lots, N. 70-14 W. 160 to a point
in the line of Lot 29; thence with the line of said lot, N. 19-46 E. 60 feet to a point at the
rear corner of Lot 2; thence with the line of Lot 2, S. 70-14 E. 160 feet to an iron-pin on
North Main Street; thence with North Main Street, S. 19-46 W. 60 feet to the beginning
corner; being the same property conveyed to me by Sadie B. Tullis, et al. by deed dated
January 29, 1959, and recorded in the R. M. C. Office for Greenville County in Deed Vol.
616 at Page 157.

It is understood and agreed that this mortgage is junior in lien to that certain note
and mortgage given to Fidelity Federal Savings and Loan Association in the original sum
of \$15,000.00 and recorded in Mortgage Book 854 at Page 64.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.