

MORTGAGE OF REAL ESTATE—Prepared by ^{McKay} ~~Raisey, Fant & McKinn~~, Attorneys at Law, Greenville, S. C.

BOOK 1242 PAGE 347

FILED
The State of South Carolina, GREENVILLE CO. S. C.
COUNTY OF GREENVILLE JUL 25 3 54 PM '72
ELIZABETH RIDDLE
R.M.C.

To All Whom These Presents May Concern: B. J. Fuller

SEND GREETING:

Whereas, I, the said B. J. Fuller

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to First Piedmont Bank & Trust Company

hereinafter called the mortgagee(s), in the full and just sum of Eight Thousand and No/100-----
-----DOLLARS (\$8,000.00), to be paid
on May 1, 1973

, with interest thereon from date

at the rate of -----eight (8%)----- percentum per annum, to be computed and paid
monthly until paid in full; all interest not paid when due to bear
interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said First Piedmont Bank & Trust Company, its successors and assigns, forever:

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 known and designated as Lot No. 50, Wellington Green, Section II as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book YY, Page 117 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Newcastle Way at the front corner of Lots Nos. 50 and 51 and running thence along the line of Lot No. 51 S. 28-34 W. 175.4 feet; thence N. 64-15 W. 110 feet; thence N. 31-43 E. 181 feet; thence S. 61-37 E. 100 feet to the beginning corner.

This mortgage is junior in rank to the mortgage given by G. Paul Wright and Wilmath F. Wright to First Federal Savings & Loan Association in the original amount of \$22,450.00, dated April 19, 1965, recorded in the RMC Office for Greenville, S. C. in Mortgage Book 992, Page 259.