

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

Advance Builders, Inc., of Greenville

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marion W. Middleton as Trustee

(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 Four Thousand Two Hundred Seventy and 17/100-----

Dollars (\$ 4,270.17-----) due and payable

\$2,000.00 at the time of the second draw from the construction loan of First Federal Savings & Loan Association covering the within property, and the balance at the time of the third draw from said loan, with the full balance being due and payable no later than 90 days from date,

with interest thereon from date at the rate of eight per centum per annum, to be paid: at the time of each installment set out above

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 shown as Lot 8, Block B, on plat of East Park recorded in Plat Book A at page 383 in the RMC Office for Greenville County, and fronting on East Washington Street at the intersection of Park Road.

This mortgage is given pursuant to the authority contained in the by-laws of the Corporation.

Derivation: Same property conveyed to mortgagor by mortgagee by deed to be recorded herewith.

This mortgage is junior in lien to the mortgage of the First Federal Savings & Loan Association covering the within property and recorded on even date herewith.

Together with all and singular rights, members, hereditaments, 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.

This Mortgage Assigned to:

Les B. BuntanFrom Marion W. Middleton, Jr.on 20 day of December 19 72, Assignment recordedin Vol. 1263 of R. E. Mortgages on Page 115This 21 of Dec. 19 72, # 18052