

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. COUNTY OF Greenville MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN: ELIZABETH RIDDLE R.M.C.

WHEREAS, Carroll D. Hynn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Golden Grove Properties, Inc.

(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

FIFTEEN HUNDRED AND NO/100THS- Dollars (\$1500.00) due and payable

in monthly installments of \$11.09 each commencing on the 11th day of October, 1972 and a like payment on the 11th day of each month thereafter until paid in full, with the privilege to anticipate payment of part or all at any time

with interest thereon from date at the rate of seven & one-half 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 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 Grove Township, on Golden Grove Circle and being more particularly described as Lot B on a plat of Golden Grove Properties, Inc. by R. D. Garrison, RLS, dated September 7, 1971 as follows:

BEGINNING at an iron pin on the northern side of Golden Grove Circle, which iron pin is 178.4 feet in a westerly direction from the northwestern corner of the intersection of Golden Grove Circle and S. C. Highway 20, and running thence N. 2-42 E. 144.7 feet to an iron pin in the line of property now or formerly belonging to McBee; thence along McBee's line N. 82-05 W. 70.0 feet to an iron pin; thence N.77-19 W. 87.3 feet to an iron pin; thence S. 11-13 W. 165.2 feet to an iron pin on the northern side of Golden Grove Circle; thence along Golden Grove Circle S. 86-22 E. 180.0 feet to the beginning corner.

IT IS UNDERSTOOD AND AGREED that this mortgage is junior in lien to that certain mortgage in favor of Fidelity Federal Savings & Loan Association dated July 7, 1972 in the original amount of \$21,000.00 recorded in the RMC Office for Greenville County in Mortgage Book 1240 at page 322 and this mortgage is given to secure a portion of the purchase price for the above described property.

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.