

FILED
GREENVILLE CO. S. C.

LEATHERWOOD, WALKER, TODD & MANN

MORTGAGE OF REAL ESTATE—Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

BOOK 1249 PAGE 591

STATE OF SOUTH CAROLINA } ELIZABETH RIDDLE } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } R.M.C. }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Howard C. Helgerson

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

First Piedmont Bank & Trust Co.

(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 Thirty Thousand and No/100

Dollars (\$ 30,000.00) due and payable

On Demand

with interest thereon from _____ date _____ at the rate of 8 per centum per annum, to be paid: On Demand

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

ALL those certain pieces, parcels or lots of land situate, lying and being in Butler Township, County of Greenville, State of South Carolina and being known and designated as Lots No. 3, 4, 3A and 4A as shown on plat of property of William D. Young prepared by Dalton and Neeves in April, 1946 and recorded in the R.M.C. Office for Greenville County in Plat Book B at Page 143 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pelham Road at the joint front corner of Lots 2 and 3 and running thence with the joint line of said lots N. 45-02 E. 726 feet to a point; thence with the line of Lot 3A N. 45-02 E. 376.5 feet to a point; thence S. 88-35 E. 414.8 feet to a point at the joint rear corner of Lots 3A and 4A; thence with the rear line of Lot 4A S. 88-35 E. 246.2 feet to a point; thence with the line of Lot 4A S. 45-02 W. 796 feet to a point; thence with the line of Lot 4 S. 45-02 W. 690.5 feet to a point on the northern side of Pelham Road; thence with said Pelham Road S. 59-16 E. 195.5 feet to a point at the joint front corner of Lots 3 and 4; thence continuing with said Pelham Road S. 49-0 E. 300 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein be deeds recorded in the R.M.C. Office for Greenville County in Deed Book 315, Page 21 and Deed Book 293, Page 418.

It is understood and agreed that this mortgage is junior in rank to the mortgage given by the mortgagor to Carolina Federal Savings and Loan Association, dated May 21, 1964, in the principal amount of \$30,000.00, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 959, Page 317.

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.