

HORTON, DRAWDY, DILLARD, MARCHBANK, FLEMMING & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

OCT 27 10 57 AM '72

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, Parham Construction Co., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grover C. Parham

(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 Thousand and No/100----- Dollars (\$ 15,000.00) due and payable in amortized monthly installments in the sum of \$143.35 each, commencing on November 1, 1973, and on the first day of each month thereafter until paid in full, all payments to apply first to interest, with balance to principal,

with interest thereon from date at the rate of eight 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 granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that piece, parcel or tract of land, with all buildings and improvements thereon, containing 4.08 acres; more or less, situate, lying and being between right of way between P. & N. Railway Company and Southern Railway Company, Chick Springs Township, and having, according to plat made by R. E. Dalton, as revised in 1948, the following metes and bounds;

BEGINNING at an iron pin in the center of Beverly Road, at the intersection of Beverly Road and National Highway (also known as Rutherford Road) and running thence N. 30-10 W. 178.7 feet to iron pin on southern edge of right of way of P. & N. Railway; thence with southern edge of said right of way S. 47 W. 1524 feet to pin in edge of small branch; thence with branch S. 48-10 E. 89 feet to pin on the northern edge of right of way of Southern Railway; thence with said right of way 1295 feet to iron pin; thence N. 47-40 E. 189 feet to the beginning corner.

ALSO: ALL that parcel or strip of land in the County and State aforesaid, lying between the northwestern boundary of the lot above described and the center line of Piedmont & Northern Railway track;

ALSO: ALL that tract of land in the County and State aforesaid, lying between the southeastern boundary first above described and the center of Southern Railway track;

ALSO: ALL that tract of land in the County and State aforesaid, lying between the southeastern boundary of the lot described as No. 2 and the center line of the National Highway.

The above described property is the same conveyed to the Mortgagor by deed of Grover C. Parham dated October 19, 1972, to be recorded herewith, this being a purchase money mortgage.

The within mortgage is junior in lien to a first mortgage in the original sum of \$18,000.00 dated October 26, 1972, to Fidelity Federal Savings and Loan Association to be recorded.