

GREENVILLE CO. S. C.

BOOK 1272 PAGE 487

STATE OF SOUTH CAROLINA }
COUNTY OF ~~WICKES~~ GREENVILLE AND }
COUNTY OF ANDERSON } MORTGAGE ON REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, James W. Eller, Helen McC. Eller and Charles Douglas Eller, (hereinafter referred to as Mortgagor) SEND(S) GREETING.

WHEREAS, the Mortgagor is well and truly indebted unto HOME BUILDING & LOAN ASSOCIATION, Easley, S. C. (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 Nine Thousand and no/100's -----

DOLLARS (\$ 9,000.00), with interest thereon from date at the rate of seven and three-per centum per annum, said principal and interest to be repaid as therein stated, and fourths (7 3/4%)

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 purpose:

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 ~~Wickes~~ Greenville,

in the Piedmont Manufacturing Company Village in or near the Town of Piedmont, and being more particularly described as Lot No. 147, Section 4 as shown on a plat entitled "Property of Piedmont Mfg. Co., Greenville County," made by Dalton & Neves, February, 1950; Sections 3 and 4 of said plat are recorded in the R.M.C. Office of Greenville County in Plat Book Y, at pages 2-5, inclusive, and pages 6-9, inclusive, respectively. According to said plat, the within described lot is also known as No. 2 Church Street (Avenue) and fronts thereon 100 feet; this being the identical property conveyed to Charles Douglas Eller by Ross G. Jones, Jr. and Shirley A. Jones by deed dated March 28, 1973, recorded in Volume , at page in the office of the Register of Mesne Conveyance for Greenville County, South Carolina."

ALSO: "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 Anderson, in or near the Town of Piedmont, in the Piedmont Manufacturing Company Village, and being more particularly described as Lot No. 76, Section 1, as shown on a plat entitled "Property of Piedmont Manufacturing Company, Anderson County" made by Dalton & Neves, February, 1950; Sections 1 and 2 of said plat recorded in the office of the Clerk of Court for Anderson County in Plat Book 23, at pages 176-177, and pages 174-175, inclusive, respectively. According to said plat, the within described lot is also known as No. 2 Hardeman Street and fronts thereon 148.9 feet; this being the identical lot conveyed to James W. Eller and Helen McC. Eller by J. P. Stevens & Co., Inc., by deed dated July 1, 1950, recorded in Book of Deeds 8-W, at page 260 in the office of the Clerk of Court for Anderson County, South Carolina."

LESS, HOWEVER: The following described lot, to-wit: BEGINNING at an iron pin (old) on Hardeman Street, the Northeast corner of the lot herein conveyed; running thence along line of lands of Piedmont Heights Baptist Church as follows: S 16-58 West 124.9 feet to iron pin (old); N 70-56 W 4 feet; running thence along line of lands of Eller N 17-53 E 124.8 feet to point on Hardeman Street; thence with Hardeman Street S 73-14 E 2 feet to the BEGINNING corner. Said lot having been previously conveyed to Piedmont Heights Baptist Church by deed of James W. Eller and Helen McC. Eller dated April 6, 1956, of record in the office of the Clerk of Court for Anderson County, South Carolina, in Deed Book 15-C, at page 223.

It is understood and agreed that as to the last described tract on Lot 76, Section 1, this mortgage is second to one executed by James W. Eller and Helen McC. Eller to Home Building & Loan Association, Easley, South Carolina, on June 17, 1967, in amount of \$4,373.38, recorded in Volume 512, at page 87 in the office of the Clerk of Court for Anderson County, South Carolina.

THIS IS TO CERTIFY THAT
PROPERTY TAXES IN THE AMOUNT
\$3.60 HAVE BEEN ADDED TO THE
NOTE WHICH IS SECURED BY THIS MORTGAGE.
Elizabeth K. Carter
REGISTER OF DEEDS FOR S.C.
MY COMMISSION EXPIRES 2-4-87