

MORTGAGE OF REAL ESTATE - 901cc 11-26-AM-73 Patterson, Attorneys at Law, Greenville, S. C.

DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Advance Builders, Inc.

(hereinafter referred to as Mortgagor) SEID(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Robert B. Bruce

(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 Six Hundred Thirty-Five and No/100--- DOLLARS (\$4,635.00---),
with interest thereon ^{after maturity} ~~back~~ at the rate of -six- per centum per annum, said principal and interest to be repaid: in equal, monthly installments of \$515.00 each, commencing on September 1st, 1973, and continuing monthly until paid in full.

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:

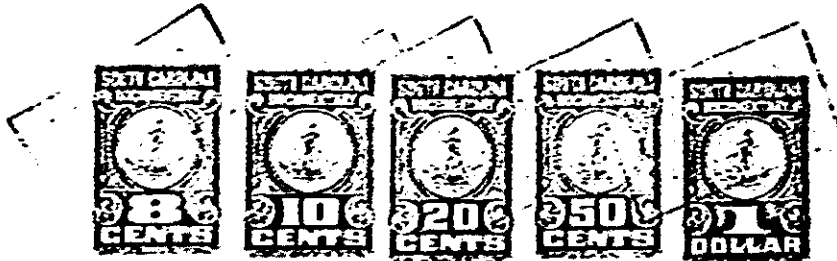
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 the City 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, South Carolina, having the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of East Washington Street, which iron pin is 50 feet from the intersection of East Washington Street and Park Road; thence running with East Washington Street, N. 72-45 E. 50 feet to an iron pin; thence with Park Road, S. 17-15 E. 150 feet to an iron pin; thence, S. 72-45 W. 50 feet to a point; thence, N. 17-15 W. 150 feet to the beginning corner.

This mortgage is junior in lien to that given of Advance Builders, Inc., to First Federal Savings & Loan Association on September 1st, 1972, in the original amount of \$50,900.00 covering the above-described property, which mortgage is recorded in the RMC Office for Greenville County, South Carolina.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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