

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }  
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: ROBERT H. GRAY and CAROLE P.

GRAY (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 EIGHT THOUSAND and no/100ths-----

DOLLARS (\$ 8,000.00), with interest thereon from date at the rate of nine (9) per centum per annum, said principal and interest to be repaid as therein stated, and

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 Greenville, on the north-western side of Rushden Drive, being shown and designated as Lot No. 91 on a plat of KINGSGATE, SHEET 1, made by Piedmont Engineers and Architects, Surveyors, dated January 9th, 1969, and recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Rushden Drive at the joint front corner of Lots 90 and 91 and running thence along the common line of said Lots, N. 23-35 W., 150.00 feet to a point in the rear line of Lot 88; thence along the rear lines of Lots 88 and 87, N. 66-25 E., 120.0 feet to a point; thence along the common line of Lots 91 and 92, S. 23-35 E., 150.0 feet to a point on the northwestern side of Rushden Drive; thence along the said Rushden Drive, S. 66-25 W., 120.0 feet to the point of beginning.

The within mortgage is junior in lien to a first mortgage covering the above described property given by Robert H. Gray to Greer Federal Savings & Loan Association, in the original sum of \$28,000.00, dated April 26th, 1971 and recorded on April 27th, 1971 in the RMC Office for Greenville County, S. C., in Mortgage Book 1188, page 172. A default in the terms and conditions of said mortgage shall constitute a default in the terms and conditions of the within mortgage, and a default in the terms and conditions of the within mortgage shall constitute a default in the terms and conditions of the mortgage recorded in Mortgage Book 1188, page 172.



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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