

MORTGAGE OF REAL ESTATE Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Philip S. Finn, Jr. and
Gladys F. Finn

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

WHEREAS, the Mortgagor is well and truly indebted unto First Piedmont Bank and Trust Company (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 and no/100-----DOLLARS (\$ 4,000.00), with interest thereon from date at the rate of 7% add ~~90-centum~~ per annum, said principal and interest to be repaid: at the rate of \$134.43 per month including principal and interest, the first payment being due *May 15, 1974*, and a like payment due on the day of each month thereafter for a total of 36 months.

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, being shown as lot no. 75 on plat of Plat #3, Cherokee Forest, prepared by J. Mack Richardson, dated January, 1959, recorded in Plat Book QQ at Pages 36 and 37 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Roberta Drive at the joint front corner of lots 74 and 75 and running thence with line of lot 74, S. 10-31 W. 255.1 feet to an iron pin; thence N. 73-45 W. 100.5 feet to an iron pin at the joint rear corner of lots 75 and 76; thence with the line of lot 76, N. 10-31 E. 245 feet to an iron pin on the southern side of Roberta Drive; thence with said Drive S. 79-29 E. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded in Deed Book 682 at Page 426 in the R.M.C. Office for Greenville County.

This mortgage is junior in lien to a mortgage to C. Douglas Wilson and Company dated November 20, 1959 recorded in Mortgage Book 809 at Page 235 in the original amount of \$15,000.00.



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.

RECORDED

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