

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM G. REDMOND and KATHLEEN T. REDMOND

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of <sup>December 20, 1974</sup> ~~December 20, 1974~~ the terms of which are incorporated herein by reference, in the sum of Fifty-eight Thousand Eight Hundred Fifty and no/100ths Dollars (\$ 58,850.00 ) due and payable

ON DEMAND December 20, 1974 with interest thereon from ~~1974~~ at the rate of 10 per centum per annum, to be paid quarterly.

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 lot of land with all buildings and improvements thereon, situate, lying and being on the southern side of Merrifield Court, in Greenville County, South Carolina, being known and designated as Lot No. 101 on a FINAL PLAT, REVISED, MAP NO. 1, FOXCROFT, SECTION 2, made by C. O. Riddle, dated July 15, 1971, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-N at pages 36 and 37, reference to which is hereby craved for the metes and bounds thereof.

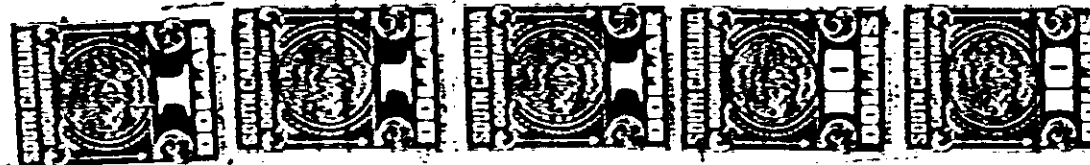
This mortgage is junior to that mortgage covering the above described property given by Kathleen T. Redmond to First Federal Savings & Loan Association in the original sum of \$51,500.00 dated December 11, 1974 and recorded in Mortgage Book 1329, page 584.

ALSO: ALL that piece, parcel or lot of land, together with all buildings and improvements now or hereafter constructed thereon, situate, lying and being on the eastern side of a 16 foot private driveway easement off the eastern side of the Hudson Road and on the southwestern side of Chateau Drive, in Butler Township, Greenville County, South Carolina, being shown and designated as Tract A containing 3.46 acres on a plat of THE PROPERTY OF WILLIAM G. REDMOND made by Heaner Engineering Company, Inc., dated February 27th, 1974, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-F, page 21, reference to which is hereby craved for the metes and bounds thereof.

The above described property consists of the northwesternmost portion of the property known as 6.31 acres on a plat of the property of FRANK E. FRIDDLE, recorded in the RMC Office for said County and State in Deed Book 762, page 499, and the northwestern portion of Lot No. 114, MERRIFIELD PARK as shown on a plat recorded in the RMC Office for said County and State in Plat Book 000, page 177.

There is EXCLUDED from the above described property the subject of the aforementioned mortgage that portion of a fifteen foot or sixteen foot private driveway easement tangent to the southernmost boundary line of Tract A, and adjoining property now or formerly owned by Maxie A. and Helen V. Green, which is shown on the aforementioned plat recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-F, page 21 and in Deed Book 762, pages 499 and 500.

This mortgage is junior in lien to that mortgage covering the above described property given by William G. Redmond to Lorraine A. Groce in the original sum of \$13,875.00 recorded in Mortgage Book 1305, page 95.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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