

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

Younts, Reese & Cofield

MORTGAGE OF REAL ESTATE 1332-259

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Martha G. Kerns

(hereinafter referred to as Mortgagor) is well and truly indebted unto Norman S. Garrison, Inc.,

(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 Seventeen Thousand, Nine Hundred and 00/100----- Dollars (\$17,900.00) due and payable

one (1) year from date,

with interest thereon from date at the rate of eight per centum per annum, to be paid: on demand

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, shown as 2.25 Acres on a Plat of property of Martha G. Kerns, prepared by Jones Engineering Service, August 10, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-U, Page 63, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western edge of Farm Road, said iron pin being 299 ft. in a Southerly direction from the intersection of Farm Road and Piedmont Golf Course Road and running thence along Farm Road, S. 28-32 W., 150 ft. to an iron pin; thence continuing with Farm Road, S. 29-52 W., 150 ft. to an iron pin; thence leaving Farm Road and running S. 60-08 E., 290 ft. to an iron pin; thence N. 29-52 E., 150 ft. to an iron pin; thence N. 26-15 E., 231.8 ft. to an iron pin; thence N. 76-25 W., 290 ft. to an iron pin being the point of beginning.

This is the same property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 952, Page 547.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage given to United Federal Savings & Loan Association, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1312, page 296.

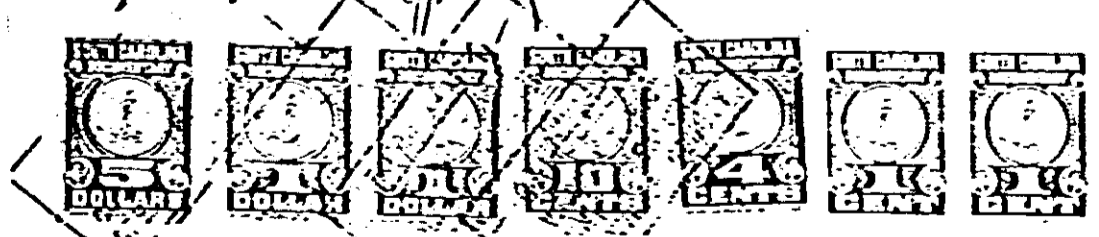
STATE OF SOUTH CAROLINA) ASSIGNMENT
COUNTY OF GREENVILLE)

FOR VALUE RECEIVED, the undersigned does hereby assign, transfers and sets over to First Piedmont Bank and Trust the within mortgage and the note which the same secures, without recourse.

IN THE PRESENCE OF
[Handwritten signatures]

[Signature] (SEAL)
Norman S. Garrison, Inc.

By: *[Signature]* (SEAL)
Norman S. Garrison, President and Treasurer



RECORDED
FEB 25 1973

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.

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