

MAY 16 25.00

MORTGAGE

BOOK 1339 PAGE 299

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)
William Lynell Sumner and Evelyn M. Sumner (herein "Borrower") and the
Mortgagee First Piedmont Bank & Trust Company,
Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Five thousand thirty six
and 40/100 Dollars (\$ 5,036.40) as evidenced by the Borrower's promissory Note of
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable in 36 monthly
installments of \$139.90 each, commencing June 1975 and continuing on the same
day of each month thereafter until paid in full

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage
shall be security for all obligations of the Borrower to Lender in the total principal amount of Five thousand thirty
six and 40/100 Dollars (\$ 5,036.40);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid
Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the
security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c)
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations
secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,
its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying
and being in the county of Greenville, state of South Carolina, on the south-
eastern side of Dinwiddle Drive, being shown and designated as Lot 29 on
plat of Richmond Hills, Section IV, prepared by Carolina Engineering & Sur-
veying Company dated April, 1965, recorded in Plat Book JJJ at Page 81 and
being described, according to said plat, more particularly, to-wit:

BEGINNING At an iron pin on the southeastern side of Dinwiddle Drive at the
joint front corner of Lots 28 and 29 and running thence along said drive,
N. 29-15 E. 85 feet to an iron pin at the joint front corner of Lots 29 and
30; thence along the common line of said lots, S. 59-53 E. 195.4 feet to an
iron pin at the joint rear corner of said lots; thence along the rear line
of Lot No. 29, S. 31-11 W. 100 feet to an iron pin at the joint rear corner
of Lots 28 and 29; thence along the common line of said lots, N. 55-19 W.
192.4 feet to an iron pin at the joint front corner of said lots, the point
of beginning.

This mortgage is junior in lien and secondary to that of the mortgagors to
Carolina Federal Savings & Loan Association dated November 11, 1970 in the
original amount of \$17,000.00, recorded in Mortgage Book 1172 at Page 330.



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