

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DEC 17 10 55 AM '75
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Brenda B. McCombs

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank Ulmer Lumber Co. 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

Five Thousand Dollars Dollars (\$ 5,000.00) due and payable--

This is replace of security on note dated October 13, 1975.

with interest thereon from date at the rate of see note per centum per annum, to be paid: see note

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:

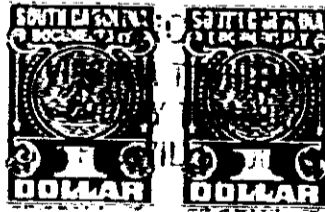
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville.

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot #139 on a plat of Berea Forst, Section 2, as recorded in the RMC Office of Greenville County, South Carolina in Plat Book 4N, at Pages 76 and 77, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the edge of Riverwood Court, joint front corner of Lots Nos. 140 and 139, and running thence with said Court, N. 62-36 E. 14.4 feet to a point; thence, N. 37-47E. 39.6 feet to a point, joint front corner of Lots Nos. 139 and 138; thence with the common line of said lots, S. 51-00 E. 195.6 feet to a point, joint rear corner of Lots Nos. 139, 138, 126 and 125; thence, S. 73-18 W. 150 feet to a point; thence with the common line of Lots Nos. 139 and 140, N. 19-30 W. 136.5 feet to a point on the edge of Riverwood Court, the point of beginning.

This is a junior and inferior mortgage to a certain mortgage in favor of Frank Ulmer Lumber Co. Inc.

5. 2.00



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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