

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 25 2 20 PM '75

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J & B BUILDERS AND DEVELOPERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

The C & S National Bank

May 12, 1975

(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

TWO THOUSAND EIGHT HUNDRED AND NO/100

Dollars (\$ 2,800.00) due and payable

in accordance with the terms of the promissory note

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

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:

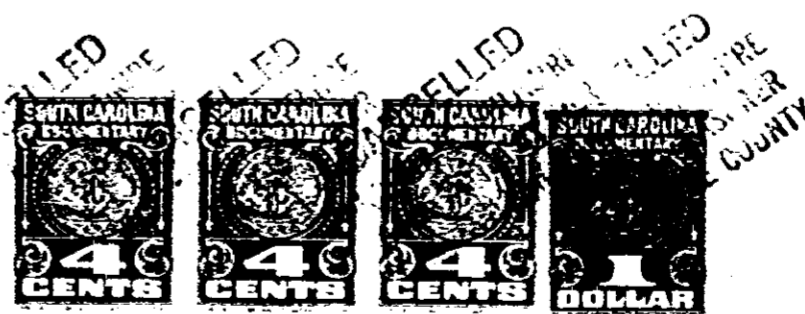
*ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that piece, parcel or lot of land situate lying and being in the County of Greenville, State of South Carolina and being known and designated as Lot No. 1 of Ridgewood Subdivision and according to a plat prepared of said subdivision by R.B. Bruce, Sept. 27, 1971 and recorded in the RMC Office for Greenville County S.C. in Plat Book 4R at page 23, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Ridgewood Drive, joint front corner of Lots 1 and 2 and running thence with the said road N. 59-16 E. 130 feet to a point; thence S. 30-30 E. 131.4 feet to a point; thence S. 1-32 E. 150 feet to a point; thence S. 69-40 W. 67.5 feet to a point; thence with the joint line of Lots No. 1 and 2, N. 28-25 W. 250.4 feet to - point on the edge of Ridgewood Drive the point of beginning.

It is understood that this mortgage is executed by the mortgagor as substitute collateral and in place of the real property previously pledged as security for that note executed by the mortgagor in favor of the mortgagee dated May 12, 1975 securing \$2,800.00.

It is further understood that this mortgage is second to and junior in lien to mortgage to Travelers Rest Savings and Loan Association recorded in Mortgage Book 1243 at page 158 dated July 28, 1972, securing \$15,000.00.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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