

FILED  
GREENVILLE CO. S. C. **MORTGAGE**

1374 481

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

KAY WILLIAM ETHERIDGE AND VIOLET M. ETHERIDGE,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

7 6 9 2 DEC 31

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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

--Three Thousand Four Hundred and No/100-----  
DOLLARS (\$ 3,400.00 ), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on December 1, 2006

and  
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 purpose;

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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, in the Town of Simpsonville, being known and designated as Lot No. 47 of Subdivision known as PINE TREE, as shown by plat thereof, prepared by Piedmont Engineers and Architects, dated March 19, 1974, and recorded in Plat Book 5-D at Page 63 in the RMC Office for Greenville County, South Carolina.

Reference to said plat is hereby craved for a more particular description.

This is the same property conveyed to the Mortgagors herein by deed of Builders & Developers, Inc., dated December 3, 1976, and to be recorded of even date herewith.

IT IS UNDERSTOOD AND AGREED that the lien of this mortgage is junior to a mortgage given by the Mortgagors in favor of the Mortgagees, dated August 2, 1976, recorded in the Office of the Clerk of Court aforesaid in Mortgage Book 1374, at Page 398 and is secured by a note dated August 2, 1976, in the amount of \$28,800.00. Further, that any default in the terms, conditions, or covenants of either mortgages or notes thereby secured, shall be a default in both and that payments of installments shall be credited towards the indebtedness evidenced by all notes.

DOCUMENTARY STAMP  
01.38

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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