

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
AUG 16 1 00 PM '77
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, SHIRLEY T. BENNETT

(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

ELEVEN THOUSAND THREE HUNDRED SIXTY FOUR & 10/100 ----- Dollars (\$ 11,364.10) due and payable
two years from date

with interest thereon from date at the rate of 8% per centum per annum, to be paid: at maturity.

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, the Mortgagee's heirs, 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, known and designated as Lot No. 4 on plat of Carolina Engineering & Surveying Co., and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the southeast side of Riley Road, the joint front corner of Lots Nos. 3 & 4, thence with the joint line of said lots S. 66-33 E. 188.1 feet to an iron pin; thence S. 29-30 W. 100 feet to an iron pin; thence N. 66-25 W. 190.9 feet to an iron pin on the southeast side of Riley Road; thence with the southeast side of said road N. 30-35 E. 100 feet to the beginning corner.

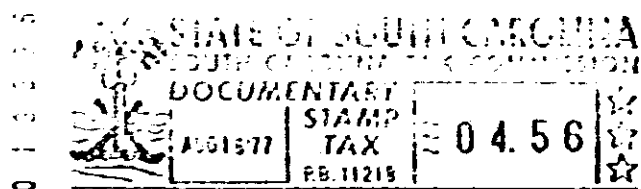
This is the same lot conveyed to mortgagor by Charles Bennett by deed dated August 10, 1977 recorded August 12, 1977 in deed vol. 1062 page 427 of the RMC Office for Greenville County, S. C.

This mortgage is junior in lien to that certain mortgage given by mortgagor to First Federal Savings and Loan Association in the amount of \$30,000.

IT IS AGREED by the mortgagee that no personal judgment will be taken against the mortgagor in the event of default and foreclosure of the mortgage.

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MORTGAGEE'S ADDRESS:
Frank Ulmer Lumber Co., Inc.
PO Box 8476 Station A
Greenville, S. C. 29604

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 is 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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