

419 East North Street, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1467 PAGE 991

FILED  
GREENVILLE CO. S.C.  
MAY 28 2 01 PM '79

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, KING BUILDERS AND REALTY

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM R. TIMMONS, JR.

(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

SIX THOUSAND FIFTY AND NO/100----- Dollars (\$6,050.00 ) due and payable on or before August 21, 1979. No interest will be charged if paid on or before June 21, 1979. If paid after June 21, 1979, interest will be charged at the rate of 8% and be due and payable on August 21, 1979.

with interest thereon from date 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, Austin Township, within the corporate limits of the City of Mauldin, and being known and designated as Lot Number 38 of a subdivision known as Glendale III, a plat of which is of record in the R. M. C. Office for Greenville County in Plat Book 4R at Pages 83 and 84, and having the following metes and bounds, to wit:

BEGINNING at a point on the Southeastern side of Fargo Street at the joint front corner of Lots 37 and 38 and running thence with the Southeastern side of Fargo Street S 49-52 W 111.45 feet to a point at the front corner of Lot 38; thence S 40-09 E approximately 252.65 feet to a point in a branch at the rear corner of Lot 38; thence with said branch as a line approximately N 32-47 E approximately 116.75 feet to a point in said branch at the joint rear corner of Lots 37 and 38; thence N 40-09 W approximately 218.2 feet to a point on the Southeastern side of Fargo Street at the point of beginning.

THIS is the identical property conveyed to the Mortgagor herein by deed of William R. Timmons, Jr. dated May 24, 1979 to be recorded herewith.

This Mortgage is junior to and subordinate to that certain Mortgage given by King Builders and Realty to South Carolina Federal Savings and Loan Association recorded in Real Estate Mortgage Book 1467, at Page 745 and recorded on May 25, 1979.

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