

BOOK 1386 PAGE 936

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C. Mortgagee's address is: *William F. Zuber*
2751 Wade Hampton Blvd
Tryon, S.C.
29687

FEB 23 4 41 PM '81

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } DONNIE S. BANKERSLEY MORTGAGE
R.M.C. SECOND

TO ALL WHOM THESE PRESENTS MAY CONCERN: Judith W. Zuber

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

WHEREAS, the Mortgagor is well and truly indebted unto William F. Zuber

(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 Twenty Thousand and no/100ths

----- DOLLARS (\$ 20,000.00),

with interest thereon from date at the rate of 2 1/2 per centum per annum, said principal and interest to be repaid: ON OR BEFORE TWELVE (12) YEARS FROM DATE OR UPON THE REMARRIAGE OF MORTGAGOR, WHICHEVER OCCURS SOONER IN TIME.

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, on the southern side of Hedgewood Terrace, shown as Lot No. 64 on a plat of Devenger Place, Section No. 6, dated September 1975, prepared by Dalton and Neves, Engineers, recorded in Plat Book 5P at page 2, in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hedgewood Terrace at the joint front corner of Lot No. 63 and 64 and running thence with Hedgewood Terrace, S. 80-11 E., 14.9 feet to an iron pin; thence still with Hedgewood Terrace, S. 86-42 E., 75 feet to an iron pin; thence S. 4-18 W., 150 feet to an iron pin; thence N. 85-42 W., 90 feet to an iron pin at the joint rear corner of Lot No. 63 and 64; thence with Lot No. 63, N. 4-22 E., 151.4 feet to the point of BEGINNING.

DERIVATION: Deed of Franklin Enterprises, Inc., dated January 6, 1977, recorded in R.M.C. Office for Greenville County in Deed Book 1049 at Page 272.

As to the above-described property, the lien of this Mortgage is junior and secondary to that of Mortgagor and Mortgagee to First Federal Savings and Loan Association in the original amount of \$42,000.00, dated January 7, 1977, and being recorded in Mortgage Book 1386 at Page 936 in the R.M.C. Office for Greenville County.

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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RECORDED

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