

Mortgagee's mailing address, 103 Galphin Drive, Greenville, S. C. 29609

GREENVILLE CO. S. C.

PO: 1533 589

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

EB 26 11 12 AM '81
JUNN L. TANKERSLEY
R.M.C.

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

WHEREAS, Terry Lee Bridges and Ann Hutchinson Bridges

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. T. Hutchinson and Myrtle R. Hutchinson

(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 Ten Thousand and 00/100

Dollars (\$ 10,000.00) due and payable

upon demand

with interest thereon from ----- at the rate of -0- 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being all of Lot No. 236 and a major portion of Lot No. 235 of Section B, Gower Estates as shown on plat thereof recorded in Plat Book XX, at Pages 36 and 37 of the R.M.C. Office for Greenville County and having according to a recent survey made by R. K. Campbell Engineers such metes and bounds as show below:

BEGINNING at an iron pin on the eastern side of Buckingham Road, located 107.1 feet from its intersection with Don Drive, and running thence with the eastern side of Buckingham Road, S. 0-04 W. 42 feet to an iron pin at the joint front corner of Lots Nos. 235 and 236; thence continuing with the eastern side of Buckingham Road, S. 8-05 W. 80.4 feet to an iron pin, joint front corner of Lots Nos. 236 and 237; running thence with the joint line of said lots, S. 76-02 E. 175.1 feet to an iron pin at the joint rear corner of Lots Nos. 236 and 237; running thence with the rear lines of Lots Nos. 236 and 235, N. 13-19 E. 160 feet to an iron pin; running thence N. 76-41 W. 113 feet to an iron pin; running thence along a line through Lot No. 235, S. 78-03 W. 87.6 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of J. T. Hutchinson and Myrtle R. Hutchinson of even date, to be recorded herewith.

This is a second mortgage and is junior in lien to that mortgage executed to First Federal Savings and Loan Association of Greenville, recorded in the RMC Office for Greenville County in Mortgage Book 1523, at Page 769.

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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