

MORTGAGEE'S ADDRESS: 43 Charlbury Street, Greenville, SC 29607
MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1341-509
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

LEATHERWOOD, WALKER, TODD & MANN
ATTORNEYS AT LAW
GREENVILLE, S.C.

RECORDED
12 15 1993
H.M.C. RELEY

WHEREAS, I, Frederick Gilmer, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto John P. Taylor, as Trustee under Agreement with Frederick Gilmer, Jr. and Mary Ann Gilmer dated December 1983, his successors and assigns forever,

(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 Thirty Thousand & No/100 (\$30,000) Dollars due and payable with interest thereon as provided for in said Note, and with a final maturity on December 14, 1993.

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

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, lying and being on the northeasterly side of Aldridge Drive, in the City of Greenville, and being known and designated as Lot No. 58, Section F, Gower Estates as recorded in the RMC Office for Greenville County, S.C. in Plat Book JJJ at page 99 and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the northeasterly side of Aldridge Drive, said pin being the joint front corner of Lots 57 and 58 and running thence with the common line of said lots N 70° 06' E 180 feet to an iron pin, the joint rear corner of Lots 57 and 58; thence N 19° 54' W 115 feet to an iron pin; the joint rear corner of Lots 58 and 59; thence with the common line of said lots S 70° 06' W 180 feet to an iron pin on the northeasterly side of Aldridge Drive; thence with the northeasterly side of Aldridge Drive S 19° 54' E 115 feet to the beginning.

It being the same property conveyed to Frederick Gilmer, Jr. by deed of William S. Johnston, Jr. and Alexis Fair Johnston recorded February 18, 1970, in Deed Book 884, Page 479, Greenville County RMC Office.

The lien of the mortgage is subordinate to the lien of that certain mortgage given by Frederick Gilmer, Jr. to Anderson Savings and Loan Association, Inc. recorded February 18, 1970, in Mortgage Book 1148, Page 427, Greenville County RMC Office.

5010
--- 1 DE23 83
324

9 6 8 1 2
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
DEC 23 '83
P.B. 11218
12.00

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.

4.0001

5050

1328-112