

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED S.C. MORTGAGE OF REAL ESTATE
GREENVILLE
OCT 2 3 34 PM '84
DONALD W. WELLSLEY

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WHEREAS, RIDDLE BROS. & WEST BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto GREER BUILDERS SUPPLY, 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
SIX THOUSAND AND 00/100ths Dollars (\$ 6,000.00) due and payable

according to the terms of that certain "Note and Agreement" executed by the Mortgagor to the Mortgagee dated September 28, 1984, which note and agreement provide for the payment of principal and interest as specified therein.

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:

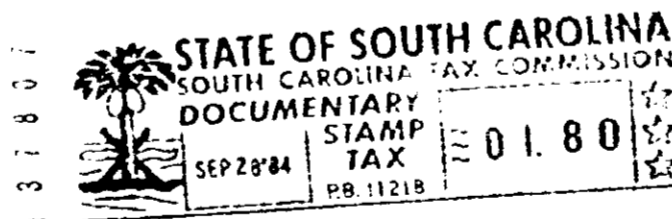
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that lot of land in the State of South Carolina, County of Greenville, containing 0.49 acre, (Lot #1) as shown on a plat entitled "Property of Riddle Brothers & West Builders, Inc.", prepared by John A. Simmons, Surveyor, dated April 12, 1984, recorded in Plat Book 10-0 at Page 5 of the Greenville County RMC Office, and having such metes and bounds as appear by reference to said plat. Said lot fronts on the southeasterly side of Brushy Creek Road a distance of 190 feet.

This is the identical property conveyed to the Mortgagor by deed of Grady L. Alexander, recorded in Deed Book 1208 at Page 243 on March 15, 1984 in the Greenville County RMC Office.

This Mortgage is second and junior in lien to that mortgage from Riddle Bros. & West Builders, Inc. to First Federal Savings and Loan Association of South Carolina in the original amount of \$50,000.00 recorded in the Greenville County RMC Office at Mortgage Book 1657 at Page 638. This second mortgage is given to secure an indebtedness by the Mortgagor to the Mortgagee for part of the total amount evidenced in the note and agreement referenced above.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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