

107 Ridgeland Dr., Greenville, S. C. 29601

MORTGAGE - INDIVIDUAL FORM

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

FILED

BOOK 1559 PAGE 858

COUNTY OF GREENVILLE

3 33 PM '81

MORTGAGE OF REAL ESTATE

73 PAGE 837

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, RICHARD J. FEENEY and JAMES A. ZILLIGEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto F. TOWERS RICE

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Sixteen Thousand and no/100ths

Dollars (\$ 16,000.00 ) due and payable

as set forth in said note

AND WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor 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 Mortgagee may be indebted to the Mortgagor 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 Mortgagee in hand well and truly paid by the Mortgagor 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 piece, parcel or lot of land, situate, lying and being on the eastern side of Palmetto Drive, near the Town of Mauldin, Greenville County, South Carolina, adjoining Mauldin Industrial Park, having according to the Plat of the property of RICHARD J. FEENEY AND JAMES R. ZILLIGEN, made by Alex A. Moss, R.L.S., dated December 12, 1981, and designated thereon as "Tract A", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Palmetto Drive at the corner of property now or formerly owned by Lee Huskamp, and running thence along the eastern side of Palmetto Drive, S. 40-26 E., 150 feet to an iron pin; thence continuing along Palmetto Drive, S. 40-26 E., 50 feet to an iron pin; thence continuing along the line of Tract B, N. 49-34 E., 215.2 feet to a point on property now or formerly owned by Don Kelly; thence along the line of said property, N. 39-43 W., 50 feet to an iron pin; thence continuing along the line of said property, N. 39-43 W., 150 feet to an iron pin; thence along the line of property now or formerly owned by Lee Huskamp, S. 47-34 W., 218 feet to the point of beginning.

The above property is the same conveyed to the Mortgagee by the Mortgagee by deed of even date to be recorded simultaneously herewith.

The Mortgagee agrees to subordinate the within mortgage as a second mortgage, junior in lien to a first mortgage to be placed on the above described property during the term hereof, the proceeds of which will be used for the purposes of financing the construction of improvements on the above described property or on Tract B adjoining the above described property.

FEB 17 1981  
744  
3 DE 16 B

WITNESSES  
JOHN H. DILLARD  
James J. ...

RECORDED  
INDEXED  
MAR 1 1981

0631

4328 RV 2