

MORTGAGE - INDIVIDUAL FORM  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JOHN M. DILLARD, P.A., GREENVILLE, S. C.

BOOK 1305 PAGE 95

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William G. Redmond

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lorraine A. Groce

(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 Thirteen Thousand Eight Hundred Seventy Five and No/100-----

Dollars (\$ 13,875.00 ) due and payable in three (3) equal annual installments on the principal in the sum of \$4,625.00 each commencing on March 20, 1975 and on the 20th day of March of each year thereafter until paid in full up to and including March 20, 1977, plus interest at the rate of seven and one-half (7-1/2%) percent per annum with interest thereon from date at the rate of 7-1/2 per centum per annum, to be paid: annually on the deferred balance from time to time due which shall be computed and paid annually on the same \*

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: \*date as principal.

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 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:

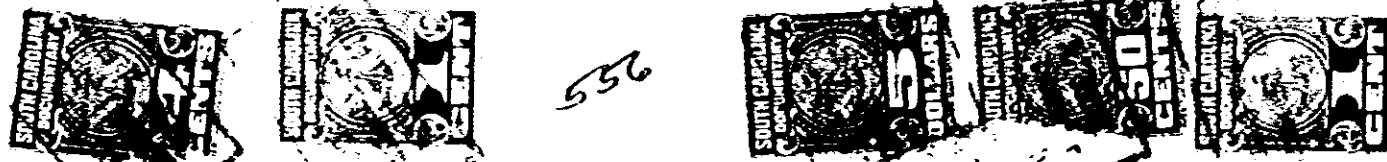
ALL that piece, parcel or tract of land, together with all buildings and improvements now or hereafter constructed thereon situate, lying and being on the eastern side of a sixteen foot private driveway easement off the eastern side of the Hudson Road and on the southwestern side of Chatteau Drive in Butler Township, Greenville County, South Carolina being shown and designated as Tract A containing 3.46 acres on a plat of the property of William G. Redmond made by Heaner Engineering Company, Inc. dated February 27, 1974 recorded in the RMC Office for Greenville County, S.C. in Plat Book 5 F, page 21, reference to which is hereby craved for the metes and bounds thereof.

The above described property consists of the northwestern most portion of property known as 6.31 acres on a plat of the property of Frank E. Friddle recorded in the RMC Office for said County and State in Deed Book 762, page 499, and as the northwestern portion of Lot No. 114 Merrifield Park as shown on a plat recorded in the RMC Office for said County and State in Plat Book 000, page 177.

The within mortgage is junior in lien to a first mortgage covering the above described property given by William G. Redmond to C. Douglas Wilson & Co. of even date herewith in the original sum of \$75,000.00 recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1305 page 14.

The mortgagor herein reserves the right from time to time upon request to have the mortgagee, or the owner and holder of this mortgage and the note which the same secures subordinate the lien of the within mortgage to any mortgage to any other mortgagee covering the above described property, which mortgage shall be placed on said property, and the proceeds thereof used for the purpose or purposes of financing the construction of permanent buildings and improvements on the above described property.

There is EXCLUDED from the above described property the subject of the aforementioned mortgage that portion of a fifteen foot or sixteen foot private driveway easement tangent to the southern most boundary line of Tract A, and adjoining property now or formerly owned by Maxie A. and Helen V. Green which is shown on the aforementioned plat recorded in the RMC Office for Greenville County, S.C. in Plat Book 5-F, page 21 and in Deed Book 762, pages 499 and 500.



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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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