

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SEP 12 3 53 PM '80 MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSTON ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GREGORY S. MOCK ^{R.M.C.} and BARBARA A. MOCK

(hereinafter referred to as Mortgagor) is well and truly indebted unto THOMAS R. COLGAN and ELSIE L. COLGAN

(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 Eleven Thousand Five Hundred and no/100ths ----- Dollars (\$ 11,500.00) due and payable as set forth in said note,

with interest thereon from date at the rate of 9-1/2 per centum per annum, to be paid: monthly.

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:

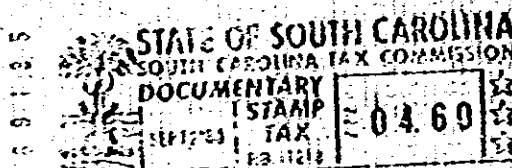
ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being in the City of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 3, Block E, Section 2 of the subdivision of EAST HIGHLAND ESTATES, made by Dalton & Neves, dated May, 1940, recorded in the RMC Office for Greenville County, S. C., in Plat Book K, page 44, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Willow Springs Drive at the joint front corner of Lots 2 and 3, which iron pin is situate 33 feet southeast of the curved intersection of Willow Springs Drive and Dakota Avenue (Parkins Mill Road) and running thence along the line of Lot No. 2, S. 3-06 W., 163 feet to an iron pin on the northern side of a five foot strip of land reserved for utilities, being the rear corner of Lot No. 2; thence along the northern side of said five foot strip, N. 54-37 W., 59.1 feet to an iron pin on the northwestern side of Dakota Avenue (Parkins Mill Road); thence along said Avenue, N. 31-06 E., 140 feet to an iron pin; thence following the curved intersection of Willow Springs Drive and Dakota Avenue (Parkins Mill Road), the chord of which is N. 77-28 E., 36.1 feet to an iron pin on the southwestern side of Willow Springs Drive; thence along the southwestern side of Willow Springs Drive, S. 49-34 E., 33 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Susan Anderson, to be recorded simultaneously herewith.

The within mortgage is secondary and junior in lien to a first mortgage to Cameron-Brown Company, recorded in Mortgage Book 1441, page 707 in the RMC Office for Greenville County, S. C., in the original sum of \$33,000.00.

*address: 7920 Autumn Blvd.
Midway, Florida 3262*



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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