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GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. 1320 19

AUG 16 2 47 PM '74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, Robert D. Terrell and Mary I. Terrell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Rajnish K. Jain and Sucheta Jain

(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

Five Thousand Five Hundred and No/100----- Dollars (\$5,500.00) due and payable
on or before January 31, 1975

with interest thereon from _____ date _____ at the rate of 9 per centum per annum, to be paid: at maturity

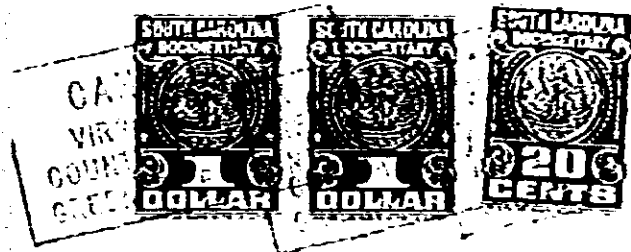
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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

All that certain piece, parcel or lot of land situate, lying and being on the northern side of Hudson Road in the County of Greenville, State of South Carolina, being shown and designated as Lot 6 on a plat of Del Norte Estates, Section IV, By Piedmont Engineers, recorded in the R.M.C. office for Greenville County in Plat Book 4N, Page 8, and having according to said plat the following metes and bounds to wit:

BEGINNING at a point on the northern right-of-way of Hudson Road at the eastern corner of property now, or formerly, of Wallace Wilson, et. al., and running thence N. 17-30 W. 130.0 feet to a point at the joint rear corner of Lots 6 and 7; thence with the common line of said Lots, N. 79-14 E. 150.85 feet to a point on the western side of Del Norte Boulevard at the joint front corner of said Lots; thence along the western side of said Del Norte Boulevard, S. 15-47 E. 85 feet to a point; thence with the intersection of the western side of Del Norte Boulevard and the northern side of Hudson Road, S. 27-52 W. 36.2 feet to a point on the northern side of Hudson Road; thence along the northern side of Hudson Road, S. 71-30 W. 120.6 feet to the point of beginning. It is understood and agreed that the within mortgage is junior in rank to that first mortgage of real estate given by Robert D. Terrell and Mary I. Terrell to First Federal Savings & Loan Association, dated August 16, 1974 in the original amount of \$21,347.34 and recorded in the R.M.C. office for Greenville County in Mortgage Book 1320, Page 15.



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.

RECORD

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