MORTGACE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

WHEREAS.

C. Nelson Garrison and Sherry S. Garrison

thereinafter referred to as Mortgigor) is well and truly indebted unto. The First National Bank of South Carolina

thereinafter referred to as Mortgagee) as englarged by the Mortgager's promissory notes of even date herewith, the terms of which are incorporated herein by reference, in the sum of the Thirty-three Thousand Two Hundred Two and 68/100---

--- Dollars (\$33,202.68 due and payable

as specified in said promissory notes.

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WHEREAS, the Mortgagor may hereafter become indel ted to the said Mortgagoe 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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling 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 Mortgagor, the Mortgagor's heirs, successors and assigns:

"ALL that certain piece, piecel or lot of land, with all inprovements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina. County of Greenville, City of Greenville, designated as parts of Lots No. 24 and 25 on plat of Addition to Highland Terrace, recorded in the RMC Office for Greenville County in Plat Book L/49 and also shown as property of Louis L. Bullard, recorded in the RMC Office for Greenville County in Plat Book HHH/9, and having, according to the last-mentioned plat, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Montclair Avenue, which iron pin is 73 feet from the northwestern corner of Wautauga Street with Montclair Avenue, and running thence along the northeastern side of Montclair Avenue N. 50-29 W. 20 feet to an iron pin; thence continuing along the northeastern side of Montclair Avenue N. 64-17 W. 55 feet to an iron pin; thence N. 27-01 E. 167.8 feet to an iron pin; thence S. 66-04 E. 80.1 feet to an iron pin; thence S. 28-46 W. 175.8 feet to an iron pin on the northeastern side of Montclair Avenue, the point of beginning.

This mortgage is subordinate to that certain mortgage dated June 25, 1964, in the original amount of \$14,300.00, recorded in Mortgage Book 964 at page 451.

The within mortgage is given to secure indebtedness of the mortgagors under their certain promissory notes as follows: Promissory note dated January 31, 1975, in the amount of \$10,000.00; promissory note dated January 31, 1975, in the amount of \$18,202.68; promissory note dated January 31, 1975, in the amount of \$5,000.00. Said promissory notes and the within mortgage are given pursuant to loan agreement entered into between the parties dated January 24, 1975, and it is understood that a default under the terms of said loan agreement, and/or under the terms of any one of the promissory notes referred to above shall be deemed to constitute a default under each of said promissory notes and under the terms of the within mortgage.



Together with all and singular rights, members, hereditiments, 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 Mortgagoe, 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 hens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and for ver defend all and singular the sail premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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