MORTGAGE OF REAL ESTATE Prepared by BILLY AND BILLY, Attorneys at Law, Greenville, S. C. 1346 PAGE 487

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, RICHARD LEE ELLICKSON and MARY JANE G. ELLICKSON

hereinafter referred to as Mortgagor is well and truly indebted to BUILDERS & DEVELOPERS, INC.

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 ----------

----FOUR THOUSAND SIX HUNDRED AND NO/100 ---------- Dollars $ 4,600.00 due and payable

on or before six (6) months after date,

with interest thereon from date at the rate of nine (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, maintenance, improvements, or other purposes pursuant to the aforesaid promissory note, and

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, and any other sums of money that may become hereafter owing or shall be lawfully advanced by and due to the Mortgagee from the Mortgagor to protect the security of this mortgage, according to the terms thereof, or any other agreement or instrument of indebtedness or security now or hereafter executed by the Mortgagor to the Mortgagee, including but not limited to future advances, not to exceed in the aggregate the original amount of the note secured hereby, at and before the sealing 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, the following described property:

"ALL that certain piece, parcel or lot of land with all improvements thereon, or to be hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as a portion of Lot 6 and a portion of Lot 7 of Subdivision known as MEADOWBROOK FARMS, shown by plat thereof, recorded in Plat Book WW at page 51, and being the same property conveyed to the mortgagors herein by deed recorded in Deed Volume 993 at page 90.

This mortgage is second and junior in lien to mortgage recorded in REM Volume 1300 at page 802.

5.1.84

Together with all and singular rights, members, hereditaments, and appurtenances to the said premises belonging or in any wise incident or appertaining, and 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 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.

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