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MORTCACE OF REAL ESTATE-Offices of Leatherwood, Welker, foodd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MAIE S. TANGERSLEY

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

WHEREAS,

C. NELSON GARRISON AND SHERI S. GARRISON

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE FIRST NATIONAL BANK OF SOUTH CAROLINA

notes dated January 31, 1975, (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory notes along the detection of which are incorporated herein by reference, in the sum of Thirty-Three Thousand Two Hundred Two and 68/100----

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

as specified in said promissory notes

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

ALL that certain piece, parcel or lot of land located in Greenville County, South Carolina, on the western side of Pine Forest Drive, containing 1.29 acres, being the northern portion of a tract of land shown on a plat entitled Survey for Nelson Garrison, dated May 2, 1973, made by Carolina Engineering and Surveying Company, and according to said plat having the following metes and bounds:

Beginning at a point at the joint front corner of property of Denby Davenport and the grantor herein, and running thence with joint line of said lots, S. 66-15 W. 229.8 feet to an old iron pin; thence S. 37-00 W. 50 feet to an old iron pin; thence N. 53-20 W. 205.6 feet to an old iron pin; thence N. 36-18 E. 181.4 feet to an old iron pin; thence N. 68-21 E. 90.4 feet to an old iron pin; thence S. 63-26 E. 75.7 feet to an old iron pin; thence S. 44-28 E. 126.2 feet to an old iron pin; thence S. 33-43 E. 66.5 feet to the point of beginning.

This mortgage is subordinate to mortgage held by Fidelity Federal Savings and Loan Association, recorded in Mortgage Book 1354 at Page 55, covering the property described above.

The within mortgage is given as substitute security for the mortgage previously given by the mortgagors to the mortgagee recorded in Mortgage Book 1355, at Page 659, which mortgage was cancelled in consideration of the giving of the within mortgage. Further, the within mortgage shall be deemed to be pursuant to a loan agreement entered into between the parties dated January 24, 1975, it being understood that a default under the terms of said loan agreement and/or under the terms of any one of the promissory notes hereinafter described shall be deemed to constitute a default under each of said promissory notes and under the terms of the within mortgage. The promissory notes which this mortgage secures are: 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; and promissory note dated January 31, 1975, in the amount of \$5,000.00.













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.

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